

FIDDLESTICKS BOULEVARD PARCEL

Comprehensive Plan Amendment Application

September 30, 2011

Prepared For:

Jeffrey B. Freeman Trust
FSM of Fort Myers, LLC

Submitted To:

Lee County Community Development Department
Planning Division
1500 Monroe Street
Fort Myers, FL 33901





WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

September 30, 2011

Mr. Matt Noble, AICP
Principal Planner
Lee County Planning Division
1500 Monroe Street
Fort Myers, FL 33901

RE: Fiddlesticks Boulevard Comprehensive Plan Amendment

Dear Mr. Noble,

On behalf of the Jeffrey B. Freeman Trust and FSM of Fort Myers, LLC ("Applicant") please find the enclosed Comprehensive Plan Amendment (CPA) application requesting a large-scale Future Land Use Map Amendment for the 394-acre property known as the Fiddlesticks Blvd. Parcel ("Property").

The Applicant is requesting the underlying Future Land Use (FLU) designations be amended from "Rural" and "Wetlands" to "Outlying Suburban". The amendment will allow for the development of residential uses, a neighborhood commercial component, and wetland preserve areas as outlined in the enclosed application, and further defined via the forthcoming PUD rezoning process.

Thank you in advance for your consideration of this request. If you have any questions or require further information, please do not hesitate to contact me directly at (239) 405-7777 or alexisc@waldropengineering.com.

Sincerely,

Waldrop Engineering, P.A.

Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

cc: Ron Zul, Brian Scott Realty, Inc.
Russell Schropp, Henderson, Franklin, Starnes & Holt, P.A.
Ken Passarella, Passarella & Associates, Inc.
Suresh Karre, PTOE, David Plummer & Associates, Inc.

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Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8319

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D: _____ REC'D BY: _____

APPLICATION FEE: _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9/26/11
DATE


SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

JEFFREY B. FREEMAN TRUST & FSM of FT MYERS, LLC C/O BRIAN FREEMAN

APPLICANT

4245 FOWLER STREET

ADDRESS

FORT MYERS, FL 33901

CITY, STATE, ZIP

(239) 226-4236

TELEPHONE NUMBER

FAX NUMBER

WALDROP ENGINEERING, P.A. C/O ALEXIS CRESPO, AICP

AGENT*

28100 BONITA GRANDE DR. SUITE 305

ADDRESS

BONITA SPRINGS, FL 34135

CITY, STATE, ZIP

(239) 405-7777

TELEPHONE NUMBER

(239) 405-7899

FAX NUMBER

JEFFREY B. FREEMAN TRUST & FSM of FT MYERS, LLC

OWNER(s) OF RECORD

4245 FOWLER STREET

ADDRESS

FORT MYERS, FL 33901

CITY, STATE, ZIP

(239) 226-4236

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application. SEE ATTACHED ADDITIONAL AGENTS

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map Series Amendment
(Maps 1 thru 24)

List Number(s) of Map(s) to be amended

MAP 1 OF 8

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

AMEND MAP 1 OF THE FUTURE LAND USE MAP SERIES TO CHANGE THE FUTURE LAND USE CATEGORY OF A 394-ACRE PROPERTY ON FIDDLESTICKS BLVD. FROM RURAL AND WETLANDS TO OUTLYING SUBURBAN. THE PROPERTY IS LOCATED EAST OF FIDDLESTICKS BLVD. AND WEST OF I-75 IN THE DANIELS PARKWAY PLANNING COMMUNITY. THE APPLICANT IS REQUESTING THE AMENDMENT TO ACCOMODATE A MAXIMUM OF 1,182 RESIDENTIAL UNITS AND NEIGHBORHOOD COMMERCIAL USES.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: ACCESS UNDETERMINED, FORT MYERS, FL 33912

2. STRAP(s): 34-45-25-00-00001.0000 AND 34-45-25-00-00002.0000

B. Property Information

Total Acreage of Property: 394+/- acres

Total Acreage included in Request: 394+/- acres

Total Uplands: 305.8+/-acres

Total Wetlands: 88.2+/- acres

Current Zoning: AGRICULTURE (AG-2)

Current Future Land Use Designation: RURAL; WETLANDS

Area of each Existing Future Land Use Category: UNKNOWN

Existing Land Use: AGRICULTURE

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: NO

Airport Noise Zone 2 or 3: YES

Acquisition Area: NO

Joint Planning Agreement Area (adjoining other jurisdictional lands): NO

Community Redevelopment Area: NO

D. Proposed change for the subject property:

AMEND THE FUTURE LAND USE CATEGORY TO OUTLYING SUBURBAN.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 1 DU/ACRE = 394 DWELLING UNITS

Commercial intensity 0

Industrial intensity 0

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 3 DU/ACRE = 1,182 DWELLING UNITS

Commercial intensity 20,000 S.F.

Industrial intensity 0

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.

- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
 - Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
 - Include any other water conservation measures that will be applied to the site (see Goal 54).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

I, Brian Freeman, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

[Signature]
Signature of owner or owner-authorized agent

9/26/11
Date

BRIAN FREEMAN
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me Sept. 26, 2011 (date), by Brian Freeman, who is personally known to me or who has produced _____ as identification.

(SEAL)



[Signature]
Signature of notary public

Alexis V. Crespo
Printed name of notary public



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

ADDITIONAL AGENTS

Contact: Russell Schropp
Company: Henderson, Franklin, Starnes & Holt, P.A.
Street: 1715 Monroe Street **City:** Fort Myers **State:** FL **Zip Code:** 33901
Phone: (239) 344-1280 **Fax:** (239) 334-1535 **Email:** russell.schropp@henlaw.com

Contact: Ron Waldrop, P.E.
Company: Waldrop Engineering, P.A.
Street: 28100 Bonita Grande Dr., Suite 305 **City:** Bonita Springs **State:** FL **Zip Code:** 34135
Phone: (239) 405-7777 **Fax:** (239) 405-7899 **Email:** ronw@waldropengineering.com

Contact: Ken Passarella
Company: Passarella & Associates, Inc.
Street: 13620 Metropolis Ave., Suite 200 **City:** Fort Myers **State:** FL **Zip Code:** 33912
Phone: (239) 274-0067 **Fax:** (239) 274-0069 **Email:** kenp@passarella.net

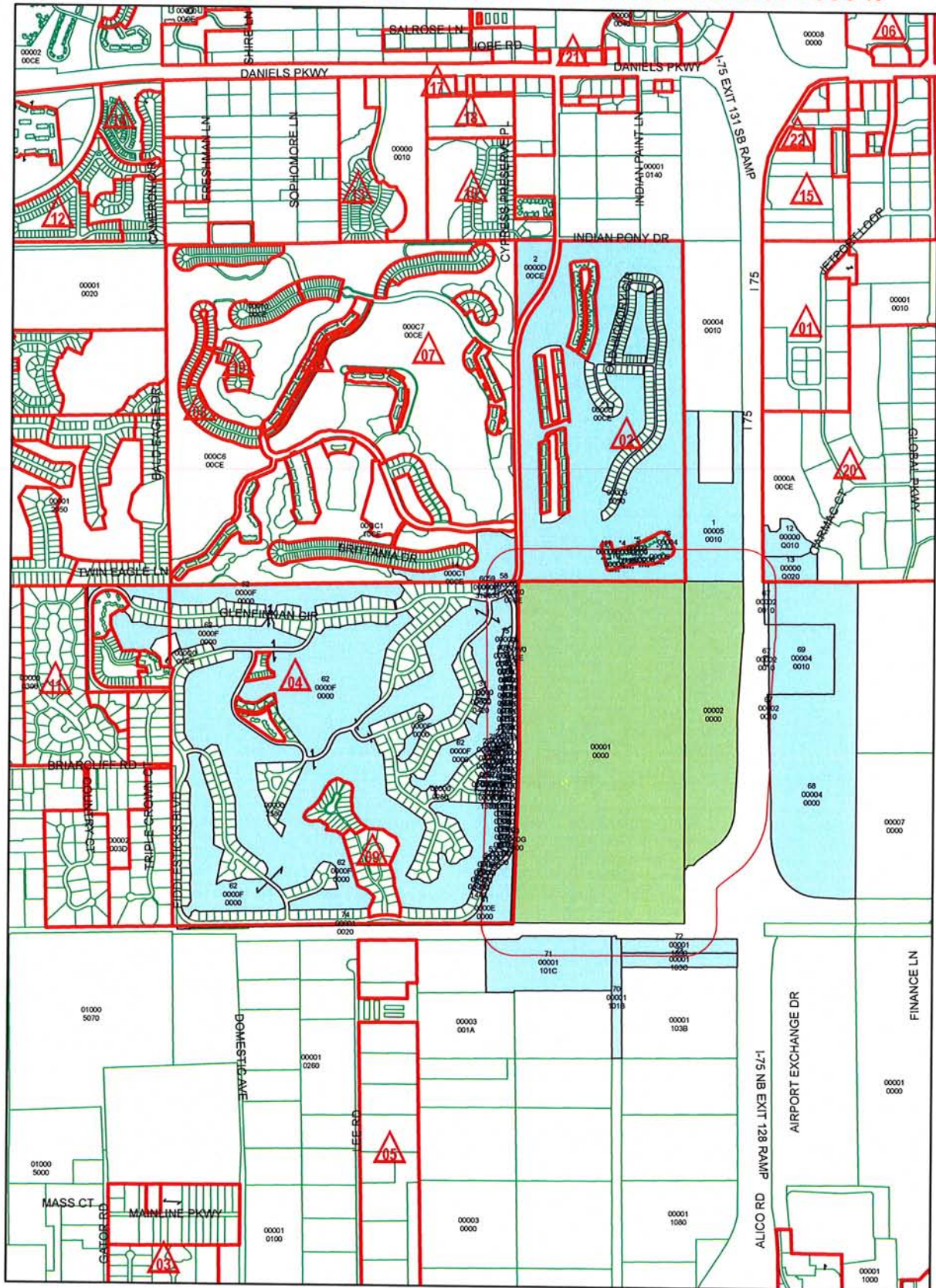
Contact: Suresh Karre, PTOE
Company: David Plummer & Associates
Street: 2149 McGregor Blvd. **City:** Fort Myers **State:** FL **Zip Code:** 33901
Phone: (239) 332-2617 **Fax:** (239) 332-2645 **Email:** suresh.karre@dplummer.com

Contact: Scott Rhodes, PSM
Company: Rhodes & Rhodes Surveying
Street: 28100 Bonita Grande Dr., Suite 107 **City:** Bonita Springs **State:** FL **Zip Code:** 34135
Phone: (239) 405-8166 **Fax:** (239) 405-8163 **Email:** jsrhodes@rhodesandrhodes.net

VARIANCE REPORT

9/20/2011

Subject Parcels : 2 Affected Parcels : 114 Buffer Distance : 500 ft



34-45-25-00-00001.0000 et al.

2,400 1,200 0

2,400 Feet



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: September 20, 2011
Buffer Distance: 500 ft
Parcels Affected: 114
Subject Parcel: 34-45-25-00-00001.0000, 34-45-25-00-00002.0000

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
FITZGERALD WILLIAM E TR 4099 TAMiami TRAIL N STE 305 NAPLES FL 34103	27-45-25-00-00005.0010 ACCESS UNDETERMINED FORT MYERS FL 33908	PT OF SE 1/4 LYING W OF I-75 DESC OR 2962 PG 1372 LESS INST#2007-22002	1
OLDE HICKORY GOLF + COUNTRY 14670 OLD HICKORY BLVD FORT MYERS FL 33912	27-45-25-02-0000D.00CE 14670 OLD HICKORY BLVD FORT MYERS FL 33912	OLDE HICKORY GOLF + C C PB 48 PG 89 TRS A B C D E F K + PT TR J (GOLF COURSE)	2
OLDE HICKORY VILLAS I P + M PROPERTY MGMT 14360 S TAMiami TRL STE B FORT MYERS FL 33912	27-45-25-03-00000.00CE COMMON ELEMENT FORT MYERS FL 33912	OLDE HICKORY VILLAS DESC OR 2272 PG 4621 C/E-POOL	3
TOYNE MARY ARLENE + PHILIP A 2942 W TEMPERANCE RD TEMPERANCE MI 48182	27-45-25-03-00001.0110 14931 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 1 UNIT 11	*4
KAISLER SANROE J JR + HELEN TR 14933 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00001.0120 14933 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 1 UNIT 12	*4
NERO WILLIAM T TR 14935 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00001.0130 14935 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS OR 2272 PG 4621 BLDG 1 UNIT 13	*4
YOUNG PETER A + LORETTA S 14937 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00001.0140 14937 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 1 UNIT 14	*4
ABRAMOFF PETER + 14939 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00001.0150 14939 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 1 UNIT 15	*4
WITZEL MICHAEL + BARBARA PILARTZSTRASSE 14 B3549 EISELFLING GERMANY	27-45-25-03-00001.0160 14941 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 1 UNIT 16	*4
CASEY PETER J + MARCIA M TR 14018 NEWGATE CT ORLAND PARK IL 60462	27-45-25-03-00002.0210 14945 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 2 UNIT 21	*5
EFFINGER EDWARD + ANNE 7115 PADDLE GATE CT FORT WAYNE IN 46804	27-45-25-03-00002.0220 14947 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 2 UNIT 22	*5
MARTIN RICHARD F + HELEN L TR 14949 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00002.0230 14949 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 2 UNIT 23	*5
GRIGSBY R SCOTT + SHAWN M 59 MAYFAIR DR BELLA VISTA AR 72715	27-45-25-03-00002.0240 14951 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 2 UNIT 24	*5
SCULLY JOANN TR 14953 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00002.0250 14953 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 2 UNIT 25	*5

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
BOUW ALBERT + MARY E 14955 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00002.0260 14955 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 2 UNIT 26	*5
SIMPSON JAMES C + BARBARA L 14998 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00004.0410 14998 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 4 UNIT 41	*6
LARSEN NORMAN S + NANCY J PO BOX 154 INTERNATIONAL FALLS MN 56649	27-45-25-03-00004.0420 14996 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 4 UNIT 42	*6
KELLY JOHN C 14994 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00004.0430 14994 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 4 UNIT 43	*6
KENEIPP GEORGE W UNIT 44 14992 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00004.0440 14992 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 4 UNIT 44	*6
HANSON HAROLD C 367 HUNTS BEND RD BOWLING GREEN KY 42103	27-45-25-03-00004.0450 14990 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 4 UNIT 45	*6
DUFFY DONNA + DENNIS J 7026 PROSPERITY CIR SARASOTA FL 34238	27-45-25-03-00004.0460 14988 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 4 UNIT 46	*6
LAYFIELD HARRY D + BARBARA L 14980 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00005.0510 14980 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 5 UNIT 51	*7
WILLWERTH THOMAS R + JEAN TR 14978 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00005.0520 14978 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 5 UNIT 52	*7
AUSTIN O G + BETTY J UNIT 53 14976 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00005.0530 14976 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 5 UNIT 53	*7
LEE BILL B + MARGOT C TR 1015 ARCADIA LN JOPLIN MO 64801	27-45-25-03-00005.0540 14974 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 5 UNIT 54	*7
BOCKBRADER ROBERT H + BARBARA 268 HUNTER PKWY CUYAHOGA FALLS OH 44223	27-45-25-03-00005.0550 14972 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 5 UNIT 55	*7
ENOCH GENE + BARBARA 14970 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00005.0560 14970 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 5 UNIT 56	*7
MEALEY JOHN JR + NANCY L 14960 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00006.0610 14960 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 6 UNIT 61	*8
LANGER GLENN E+BERNADYNE J TR 1735 WEDGEWOOD W ELM GROVE WI 53122	27-45-25-03-00006.0620 14958 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 6 UNIT 62	*8
YAREMA RAYMOND + SHERRY 301 N MONTCLAIR AVE GLEN ELLYN IL 60137	27-45-25-03-00006.0630 14956 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 6 UNIT 63	*8
PASH JOSEPH A + MARGARET A TR 5944 MCKINGES CIR CARMEL IN 46033	27-45-25-03-00006.0640 14954 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 6 UNIT 64	*8
MYERS WILLIAM J + PEGGY E 14952 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00006.0650 14952 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 6 UNIT 65	*8
MORGAN ALVERA T TR 43018 N JANETTE ST ANTIOCH IL 60002	27-45-25-03-00006.0660 14950 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 6 UNIT 66	*8

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DUFF COURTNEY JR + MARY LEE 4700 DEER CREEK MIDDLETOWN OH 45042	27-45-25-03-00007.0710 14944 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 7 UNIT 71	*9
CHAIMO REALTY INC 575 PIERCE ST STE 400 KINGSTON PA 18704	27-45-25-03-00007.0720 14942 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 7 UNIT 72	*9
ISHLER KENNETH H 14940 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00007.0730 14940 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 7 UNIT 73	*9
DAMORE MARION H JR + ELSIE J 7587 SIKI DEER WAY FORT MYERS FL 33966	27-45-25-03-00007.0740 14938 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 7 UNIT 74	*9
PALOIAN AVEDIS + ELAINE G 2285 LONG ACRES LN PALATINE IL 60067	27-45-25-03-00007.0750 14936 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 7 UNIT 75	*9
CAMPBELL KATHERINE TR 6120 S GRANT ST BURR RIDGE IL 60527	27-45-25-03-00007.0760 14934 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 7 UNIT 76	*9
CLARKE ROBERT D + APRIL A 207 HOCKENBURY RD HILLSBOROUGH NJ 08844	27-45-25-03-00008.0810 14930 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 8 UNIT 81	*10
LEARN WAYNE + LINDA 28 SPINNAKER DR RIDGEWAY ON L0S 1N0 CANADA	27-45-25-03-00008.0820 14928 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 8 UNIT 82	*10
DOUCET JOHN D + MARILEE F 14833 NIAGARA PARKWAY RD RR 1 NIAGARA ON THE LAKE ON L0S 1J0 CANADA	27-45-25-03-00008.0830 14926 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 8 UNIT 83	*10
825668 ONTARIO LIMITED 8 JACOBS LANDING GRIMSBY ON L3M 5S7 CANADA	27-45-25-03-00008.0840 14924 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 8 UNIT 84	*10
OSHEROW ILENE J TR 901 S SKINKER BLVD APT B SAINT LOUIS MO 63105	27-45-25-03-00008.0850 14922 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 8 UNIT 85	*10
RYAN JAMES E + ELAINE M 14920 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00008.0860 14920 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 8 UNIT 86	*10
KNUTSON EVELYN L + ROGER B 14910 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00009.0910 14910 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 9 UNIT 91	*11
BENNARDI RUDOLPH A +MARY ELLEN 42 S MAIN ST MUNCY PA 17756	27-45-25-03-00009.0920 14908 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 9 UNIT 92	*11
JACOBS ALLEN R + DEBORAH J 14906 HICKORY GREENS CT FORT MYERS FL 33912	27-45-25-03-00009.0930 14906 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 9 UNIT 93	*11
SCHULTZ JOHN G + KATHRYN D 1539 CRABAPPLE DR RACINE WI 53405	27-45-25-03-00009.0940 14904 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 9 UNIT 94	*11
COREY PHILLIP + EARLA NOREEN RR3 50 WEEKS LN CONSECON ON K0K 1T0 CANADA	27-45-25-03-00009.0950 14902 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 9 UNIT 95	*11
SEGEL PETER + RUTH G TR 75 GROVE ST UNIT 429 WELLESLEY MA 02482	27-45-25-03-00009.0960 14900 HICKORY GREENS CT FORT MYERS FL 33912	OLDE HICKORY VILLAS I OR 2272 PG 4621 BLDG 9 UNIT 96	*11
SW FL INVESTMENT LLC 17 PARK PL STE 100 APPLETON WI 54914	27-45-25-20-00000.Q010 14700 TARMAC CT FORT MYERS FL 33913	SOUTHWEST INTERNATIONAL COMMERCE PK AS DESC IN INST#2006-472395 LOT Q1	12

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TREASURE CHEST STORAGE PO BOX 5846 DAYTON OH 45405	27-45-25-20-00000.Q020 14702 TARMAC CT FORT MYERS FL 33913	SOUTHWEST INTERNATIONAL COMMERCE PK AS DESC IN INST#2006-472395 LOT Q2	13
LEGENDS GOLF + COUNTRY CLUB 8600 LEGENDS BLVD FORT MYERS FL 33912	28-45-25-07-000C1.00CE HDR: LEDGENDS CC FORT MYERS FL 33912	LEGENDS GOLF+COUNTRY CLUB UN 4 PB 65 PGS 34-44 TRACTS C-1 + C-2	14
DIBENEDETTO THOMAS + LINDA M 15140 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0010 15140 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOTS 1 + 2 + 3	15
TROY JEFFREY D + BONNIE L 15152 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0040 15152 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 4	16
SCHRIDER MICHAEL F + KOLLEEN K 15156 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0050 15156 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 5	17
ABRAHAM PAMELA LYNN TR 15181 KILBIRNIE DR FORT MYERS FL 33912	33-45-25-04-00000.0060 15160 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 6	18
DESIMONE CHARLES A 1773 IVY POINTE CIR NAPLES FL 34109	33-45-25-04-00000.0070 15164 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 7	19
TOMSON ANTS + 15168 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0080 15168 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 8	20
CLARK ARTHUR B + PATRICIA A 15172 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0090 15172 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 9	21
PLUMLEY DONALD TR 15176 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0100 15176 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 10	22
MATTER STEWART 15180 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0110 15180 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 11	23
DWYER JOHN A + LISA L 15184 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0120 15184 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 12	24
MILES BEVERLY A TR 15188 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0130 15188 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 13	25
GLENNON JAMES J + LINDA L 15192 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.0140 15192 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 14	26
CURIA PETER G + 15420 GREENOCK LN FORT MYERS FL 33912	33-45-25-04-00000.0150 15420 GREENOCK LN FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 15	27
MEYERS THOMAS R 15440 GREENOCK LN FORT MYERS FL 33912	33-45-25-04-00000.0160 15440 GREENOCK LN FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 16	28
CROWTHER KAREN J 15460 GREENOCK LN FORT MYERS FL 33912	33-45-25-04-00000.0170 15460 GREENOCK LN FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 17	29
KAAS ROBERTA E TR + 15301 KILBIRNIE DR FORT MYERS FL 33912	33-45-25-04-00000.0420 15301 KILBIRNIE DR FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 42	30
HAGER SALLY P + HENRY G 15281 KILBIRNIE DR FORT MYERS FL 33912	33-45-25-04-00000.0430 15281 KILBIRNIE DR FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 43	31

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HOHENBRINK RONALD H + CHERYL L 15491 GREENOCK LN FORT MYERS FL 33912	33-45-25-04-00000.1150 15491 GREENOCK LN FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 115	32
BLOEMKER ROB + SHANNON 62% + 15471 GREENOCK LN FORT MYERS FL 33912	33-45-25-04-00000.1160 15471 GREENOCK LN FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 116	33
PALUCK VICTOR TR 15451 GREENOCK LN FORT MYERS FL 33912	33-45-25-04-00000.1170 15451 GREENOCK LN FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 117	34
BENDER ROBERT W + LINDA J 4231 SUNFISH COVE AVON OH 44011	33-45-25-04-00000.1180 15431 GREENOCK LN FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 118	35
WARREN OWEN CUSTOM HOMES LLC 4000 REFLECTION CT NAPLES FL 34109	33-45-25-04-00000.1190 15200 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 119	36
WEINSTEIN PAUL 15204 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1200 15204 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 120	37
HEGEL PAUL T + 15208 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1210 15208 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 121	38
CURRIER THOMAS S + 15212 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1220 15212 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 122	39
CAMPBELL JOSEPH R + PATRICIA 8951 ABBOTSFORD TER FORT MYERS FL 33912	33-45-25-04-00000.1230 8951 ABBOTSFORD TER FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 123	40
PASSANTINO ROSARIO J + ANITA L 12112 ALHAMBRA ST LEAWOOD KS 66209	33-45-25-04-00000.1240 8931 ABBOTSFORD TER FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 124	41
BARNES WILLIAM R + BEATRICE 8911 ABBOTSFORD TER FORT MYERS FL 33912	33-45-25-04-00000.1250 8911 ABBOTSFORD TER FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 125	42
ZEMPEL DALE H + CAROLE A 8930 ABBOTSFORD TER FORT MYERS FL 33912	33-45-25-04-00000.1300 8930 ABBOTSFORD TER FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 130	43
MURRAY ROBERT K + FRANCES TR 8950 ABBOTSFORD TER FORT MYERS FL 33912	33-45-25-04-00000.1310 8950 ABBOTSFORD TER FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 131	44
JONES ALAN G + 8970 ABBOTSFORD TER FORT MYERS FL 33912	33-45-25-04-00000.1320 8970 ABBOTSFORD TER FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 132	45
ANDERSON DAVID E + KATHLEEN C 15220 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1330 15220 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 133	46
KOCH PETER A + MARY T 45 VERDANT LN WARWICK RI 02886	33-45-25-04-00000.1340 15224 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 134	47
LEONARD BRUNA ANN 7140 PIONEER TRL LORETTO MN 55357	33-45-25-04-00000.1350 15228 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 135	48
ADKINS ROBERT C + MARILYN H 15232 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1360 15232 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 136	49
WELSH ALBERT D + KATHERINE Z 15236 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1370 15236 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 137	50

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GARRETT SONIA M TR 15240 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1380 15240 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 138	51
DAOUD MAZEN + 15244 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1390 15244 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 139	52
RATHJE DAVID J + DEBRA C 15248 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1400 15248 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 140	53
BREWER CHRISTINE C 15252 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1410 15252 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 141	54
CALABRESE LAWRENCE C + SUSAN W 8394 PRESTWICK DR MANLIUS NY 13104	33-45-25-04-00000.1420 15256 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 142	55
GENTLEMAN THAD M + CYNTHIA H 15260 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1430 15260 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 143	56
SMEDLEY VERNON C JR + MARIANNE 15264 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.1440 15264 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 144	57
DUNCAN CALVIN + 15697 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.3120 15697 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 312	58
RAYBORN KENNETH H 15693 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.3130 15693 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 313	59
SCOTT FRANK J SR + NINA C TR 15689 FIDDLESTICKS BLVD FORT MYERS FL 33912	33-45-25-04-00000.3140 15689 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 LOT 314	60
FIDDLESTICKS COUNTRY CLUB INC 15391 CANNONGATE DR FORT MYERS FL 33912	33-45-25-04-0000E.0000 FIDDLESTICKS BLVD FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 TRACT E	61
FIDDLESTICKS COUNTRY CLUB INC 15391 CANNONGATE DR FORT MYERS FL 33912	33-45-25-04-0000F.0000 15391 CANONGATE DR FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 TRS F F-I F-2 + TRS J THRU P GOLF COURSE	62
FIDDLESTICKS COUNTRY CLUB INC 15391 CANNONGATE DR FORT MYERS FL 33912	33-45-25-04-0000G.0000 RIGHT OF WAY FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 TRACT G	63
FIDDLESTICKS COUNTRY CLUB INC FIDDLESTICKS OWNERS ASSN 15391 CANNONGATE DR FORT MYERS FL 33912	33-45-25-04-000W0.00CE COMMON ELEMENT FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 TRACT W	64
FIDDLESTICKS COUNTRY CLUB INC FIDDLESTICKS OWNERS ASSN 15391 CANNONGATE DR FORT MYERS FL 33912	33-45-25-04-000X0.00CE COMMON ELEMENT FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 TRACT X	65
FIDDLESTICKS COUNTRY CLUB INC FIDDLESTICKS OWNERS ASSN 15391 CANNONGATE DR FORT MYERS FL 33912	33-45-25-04-000Z0.00CE COMMON ELEMENT FORT MYERS FL 33912	FIDDLESTICKS COUNTRY CLUB PB 34 PG 144 TRACT Z	66
PRIT-CAR 6601 BAYSHORE RD NORTH FORT MYERS FL 33917	34-45-25-00-00002.0010 ACCESS UNDETERMINED FORT MYERS FL 33913	W 1/2 OF E 1/2 LY E OF ELY R/W OF I-75 LESS ROW TAKING IN INST#2006-388384 + 2009000111018	67
RODRIGUEZ SARA M TR 15562 SW 9TH LN MIAMI FL 33194	34-45-25-00-00004.0000 ACCESS UNDETERMINED FORT MYERS FL 33913	E 1/2 OF E 1/2 LESS INST#2007-68711 LESS RD R/W AS DESC IN INST #2008000288879	68
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	34-45-25-00-00004.0010 ACCESS UNDETERMINED FORT MYERS FL 33913	E 1/2 OF E 1/2 DESC IN INST#2007-68711	69

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LEE COUNTY PO BOX 398 FORT MYERS FL 33902	03-46-25-00-00001.101B RIGHT OF WAY FORT MYERS FL 33912	STRIP OF LAND LYING IN NW 1/4 AS DESC IN INST#2007000322747 + 2007000322747 + 2007000364684 + 2008000231923 + 2008000213925	70
THREE OAKS ALICO 59 LLC 1949 SE 37TH ST CAPE CORAL FL 33904	03-46-25-00-00001.101C ACCESS UNDETERMINED FORT MYERS FL 33912	PARL IN NW 1/4 AS DESC INST #2008000223082	71
KAGAN JOHN C + ELIZABETH P 6981 LAKE DEVONWOOD DR FORT MYERS FL 33908	03-46-25-00-00001.1030 9651 ALICO RD FORT MYERS FL 33912	PARL IN N 1/2 AS DESC OR 2027 PG 681 LES 1.103A THRU .103C LESS RD R/W DESC IN INST# 2007000374552 LESS W 75 FT DESC IN INST# 2008000213925	72
KAGAN ABBOTT K III + SHEILA TR 18741 S RIVER RD ALVA FL 33920	03-46-25-00-00001.103C ACCESS UNDETERMINED FORT MYERS FL 33912	PAR DECS OR 2600/1704 LESS RD R/W DESC IN INST# 2007000374553 LESS W 75 FT DESC IN INST# 2008000213923	73
FIDDLESTICKS LTD 15391 CANONGATE DR FORT MYERS FL 33912	04-46-25-00-00001.0020 ACCESS UNDETERMINED FORT MYERS FL 33912	NLY 30 FT OF SEC + NLWY 50 FT OF WLRV 200 FT	74

114 RECORDS PRINTED

27-45-25-00-00005.0010
FITZGERALD WILLIAM E TR
4099 TAMiami TRAIL N STE 305
NAPLES, FL 34103

27-45-25-03-00000.00CE
OLDE HICKORY VILLAS I
P + M PROPERTY MGMT
14360 S TAMiami TRL STE B
FORT MYERS, FL 33912

27-45-25-03-00001.0120
KAISLER SANROE J JR + HELEN TR
14933 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00001.0140
YOUNG PETER A + LORETTA S
14937 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00001.0160
WITZEL MICHAEL + BARBARA
PILARTZSTRASSE 14
B3549 EISELFLING,
GERMANY

27-45-25-03-00002.0220
EFFINGER EDWARD + ANNE
7115 PADDLE GATE CT
FORT WAYNE, IN 46804

27-45-25-03-00002.0240
GRIGSBY R SCOTT + SHAWN M
59 MAYFAIR DR
BELLA VISTA, AR 72715

27-45-25-03-00002.0260
BOUW ALBERT + MARY E
14955 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00004.0420
LARSEN NORMAN S + NANCY J
PO BOX 154
INTERNATIONAL FALLS, MN 56649

27-45-25-03-00004.0440
KENEIPP GEORGE W
UNIT 44
14992 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-02-0000D.00CE
OLDE HICKORY GOLF + COUNTRY
14670 OLD HICKORY BLVD
FORT MYERS, FL 33912

27-45-25-03-00001.0110
TOYNE MARY ARLENE + PHILIP A
2942 W TEMPERANCE RD
TEMPERANCE, MI 48182

27-45-25-03-00001.0130
NERO WILLIAM T TR
14935 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00001.0150
ABRAMOFF PETER +
14939 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00002.0210
CASEY PETER J + MARCIA M TR
14018 NEWGATE CT
ORLAND PARK, IL 60462

27-45-25-03-00002.0230
MARTIN RICHARD F + HELEN L TR
14949 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00002.0250
SCULLY JOANN TR
14953 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00004.0410
SIMPSON JAMES C + BARBARA L
14998 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00004.0430
KELLY JOHN C
14994 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00004.0450
HANSON HAROLD C
367 HUNTS BEND RD
BOWLING GREEN, KY 42103

27-45-25-03-00004.0460
DUFFY DONNA + DENNIS J
7026 PROSPERITY CIR
SARASOTA, FL 34238

27-45-25-03-00005.0520
WILLWERTH THOMAS R + JEAN TR
14978 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00005.0540
LEE BILL B + MARGOT C TR
1015 ARCADIA LN
JOPLIN, MO 64801

27-45-25-03-00005.0560
ENOCHE GENE + BARBARA
14970 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00006.0620
LANGER GLENN E+BERNADYNE J TR
1735 WEDGEWOOD W
ELM GROVE, WI 53122

27-45-25-03-00006.0640
PASH JOSEPH A + MARGARET A TR
5944 MCKINGES CIR
CARMEL, IN 46033

27-45-25-03-00006.0660
MORGAN ALVERA T TR
43018 N JANETTE ST
ANTIOCH, IL 60002

27-45-25-03-00007.0720
CHAIMO REALTY INC
575 PIERCE ST STE 400
KINGSTON, PA 18704

27-45-25-03-00007.0740
DAMORE MARION H JR + ELSIE J
7587 SIKKA DEER WAY
FORT MYERS, FL 33966

27-45-25-03-00007.0760
CAMPBELL KATHERINE TR
6120 S GRANT ST
BURR RIDGE, IL 60527

27-45-25-03-00005.0510
LAYFIELD HARRY D + BARBARA L
14980 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00005.0530
AUSTIN O G + BETTY J
UNIT 53
14976 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00005.0550
BOCKBRADER ROBERT H + BARBARA
268 HUNTER PKWY
CUYAHOGA FALLS, OH 44223

27-45-25-03-00006.0610
MEALEY JOHN JR + NANCY L
14960 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00006.0630
YAREMA RAYMOND + SHERRY
301 N MONTCLAIR AVE
GLEN ELLYN, IL 60137

27-45-25-03-00006.0650
MYERS WILLIAM J + PEGGY E
14952 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00007.0710
DUFF COURTNEY JR + MARY LEE
4700 DEER CREEK
MIDDLETOWN, OH 45042

27-45-25-03-00007.0730
ISHLER KENNETH H
14940 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00007.0750
PALOIAN AVEDIS + ELAINE G
2285 LONG ACRES LN
PALATINE, IL 60067

27-45-25-03-00008.0810
CLARKE ROBERT D + APRIL A
207 HOCKENBURY RD
HILLSBOROUGH, NJ 08844

27-45-25-03-00008.0820
LEARN WAYNE + LINDA
28 SPINNAKER DR
RIDGEWAY, ON L0S 1N0
CANADA

27-45-25-03-00008.0840
825668 ONTARIO LIMITED
8 JACOBS LANDING
GRIMSBY, ON L3M 5S7
CANADA

27-45-25-03-00008.0860
RYAN JAMES E + ELAINE M
14920 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00009.0920
BENNARDI RUDOLPH A +MARY ELLEN
42 S MAIN ST
MUNCY, PA 17756

27-45-25-03-00009.0940
SCHULTZ JOHN G + KATHRYN D
1539 CRABAPPLE DR
RACINE, WI 53405

27-45-25-03-00009.0960
SEGEL PETER + RUTH G TR
75 GROVE ST UNIT 429
WELLESLEY, MA 02482

27-45-25-20-00000.Q020
TREASURE CHEST STORAGE
PO BOX 5846
DAYTON, OH 45405

33-45-25-04-00000.0010
DIBENEDETTO THOMAS + LINDA M
15140 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0050
SCHRIDER MICHAEL F + KOLLEEN K
15156 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0070
DESIMONE CHARLES A
1773 IVY POINTE CIR
NAPLES, FL 34109

27-45-25-03-00008.0830
DOUCET JOHN D + MARILEE F
14833 NIAGARA PARKWAY RD
RR 1
NIAGARA ON THE LAKE, ON L0S 1J0
CANADA

27-45-25-03-00008.0850
OSHEROW ILENE J TR
901 S SKINKER BLVD APT B
SAINT LOUIS, MO 63105

27-45-25-03-00009.0910
KNUTSON EVELYN L + ROGER B
14910 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00009.0930
JACOBS ALLEN R + DEBORAH J
14906 HICKORY GREENS CT
FORT MYERS, FL 33912

27-45-25-03-00009.0950
COREY PHILLIP + EARLA NOREEN
RR3 50 WEEKS LN
CONSECON, ON K0K 1T0
CANADA

27-45-25-20-00000.Q010
SW FL INVESTMENT LLC
17 PARK PL STE 100
APPLETON, WI 54914

28-45-25-07-000C1.00CE
LEGENDS GOLF + COUNTRY CLUB
8600 LEGENDS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0040
TROY JEFFREY D + BONNIE L
15152 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0060
ABRAHAM PAMELA LYNN TR
15181 KILBIRNIE DR
FORT MYERS, FL 33912

33-45-25-04-00000.0080
TOMSON ANTS +
15168 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0090
CLARK ARTHUR B + PATRICIA A
15172 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0110
MATTER STEWART
15180 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0130
MILES BEVERLY A TR
15188 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0150
CURIA PETER G +
15420 GREENOCK LN
FORT MYERS, FL 33912

33-45-25-04-00000.0170
CROWTHER KAREN J
15460 GREENOCK LN
FORT MYERS, FL 33912

33-45-25-04-00000.0430
HAGER SALLY P + HENRY G
15281 KILBIRNIE DR
FORT MYERS, FL 33912

33-45-25-04-00000.1160
BLOEMKER ROB + SHANNON 62% +
15471 GREENOCK LN
FORT MYERS, FL 33912

33-45-25-04-00000.1180
BENDER ROBERT W + LINDA J
4231 SUNFISH COVE
AVON, OH 44011

33-45-25-04-00000.1200
WEINSTEIN PAUL
15204 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1220
CURRIER THOMAS S +
15212 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0100
PLUMLEY DONALD TR
15176 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0120
DWYER JOHN A + LISA L
15184 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0140
GLENNON JAMES J + LINDA L
15192 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.0160
MEYERS THOMAS R
15440 GREENOCK LN
FORT MYERS, FL 33912

33-45-25-04-00000.0420
KAAS ROBERTA E TR +
15301 KILBIRNIE DR
FORT MYERS, FL 33912

33-45-25-04-00000.1150
HOHENBRINK RONALD H + CHERYL L
15491 GREENOCK LN
FORT MYERS, FL 33912

33-45-25-04-00000.1170
PALUCK VICTOR TR
15451 GREENOCK LN
FORT MYERS, FL 33912

33-45-25-04-00000.1190
WARREN OWEN CUSTOM HOMES LLC
4000 REFLECTION CT
NAPLES, FL 34109

33-45-25-04-00000.1210
HEGEL PAUL T +
15208 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1230
CAMPBELL JOSEPH R + PATRICIA
8951 ABBOTSFORD TER
FORT MYERS, FL 33912

33-45-25-04-00000.1240
PASSANTINO ROSARIO J + ANITA L
12112 ALHAMBRA ST
LEAWOOD, KS 66209

33-45-25-04-00000.1250
BARNES WILLIAM R + BEATRICE
8911 ABBOTSFORD TER
FORT MYERS, FL 33912

33-45-25-04-00000.1300
ZEMPEL DALE H + CAROLE A
8930 ABBOTSFORD TER
FORT MYERS, FL 33912

33-45-25-04-00000.1310
MURRAY ROBERT K + FRANCES TR
8950 ABBOTSFORD TER
FORT MYERS, FL 33912

33-45-25-04-00000.1320
JONES ALAN G +
8970 ABBOTSFORD TER
FORT MYERS, FL 33912

33-45-25-04-00000.1330
ANDERSON DAVID E + KATHLEEN C
15220 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1340
KOCH PETER A + MARY T
45 VERDANT LN
WARWICK, RI 02886

33-45-25-04-00000.1350
LEONARD BRUNA ANN
7140 PIONEER TRL
LORETTO, MN 55357

33-45-25-04-00000.1360
ADKINS ROBERT C + MARILYN H
15232 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1370
WELSH ALBERT D + KATHERINE Z
15236 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1380
GARRETT SONIA M TR
15240 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1390
DAOUD MAZEN +
15244 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1400
RATHJE DAVID J + DEBRA C
15248 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1410
BREWER CHRISTINE C
15252 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1420
CALABRESE LAWRENCE C + SUSAN W
8394 PRESTWICK DR
MANLIUS, NY 13104

33-45-25-04-00000.1430
GENTLEMAN THAD M + CYNTHIA H
15260 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.1440
SMEDLEY VERNON C JR + MARIANNE
15264 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.3120
DUNCAN CALVIN +
15697 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.3130
RAYBORN KENNETH H
15693 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-00000.3140
SCOTT FRANK J SR + NINA C TR
15689 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

33-45-25-04-0000E.0000
FIDDLESTICKS COUNTRY CLUB INC
15391 CANNONGATE DR
FORT MYERS, FL 33912

33-45-25-04-0000G.0000
FIDDLESTICKS COUNTRY CLUB INC
15391 CANNONGATE DR
FORT MYERS, FL 33912

33-45-25-04-000X0.00CE
FIDDLESTICKS COUNTRY CLUB INC
FIDDLESTICKS OWNERS ASSN
15391 CANNONGATE DR
FORT MYERS, FL 33912

34-45-25-00-00002.0010
PRIT-CAR
6601 BAYSHORE RD
NORTH FORT MYERS, FL 33917

34-45-25-00-00004.0010
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

03-46-25-00-00001.101C
THREE OAKS ALICO 59 LLC
1949 SE 37TH ST
CAPE CORAL, FL 33904

03-46-25-00-00001.103C
KAGAN ABBOTT K III + SHEILA TR
18741 S RIVER RD
ALVA, FL 33920

33-45-25-04-0000F.0000
FIDDLESTICKS COUNTRY CLUB INC
15391 CANNONGATE DR
FORT MYERS, FL 33912

33-45-25-04-000W0.00CE
FIDDLESTICKS COUNTRY CLUB INC
FIDDLESTICKS OWNERS ASSN
15391 CANNONGATE DR
FORT MYERS, FL 33912

33-45-25-04-000Z0.00CE
FIDDLESTICKS COUNTRY CLUB INC
FIDDLESTICKS OWNERS ASSN
15391 CANNONGATE DR
FORT MYERS, FL 33912

34-45-25-00-00004.0000
RODRIGUEZ SARA M TR
15562 SW 9TH LN
MIAMI, FL 33194

03-46-25-00-00001.101B
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

03-46-25-00-00001.1030
KAGAN JOHN C + ELIZABETH P
6981 LAKE DEVONWOOD DR
FORT MYERS, FL 33908

04-46-25-00-00001.0020
FIDDLESTICKS LTD
15391 CANONGATE DR
FORT MYERS, FL 33912

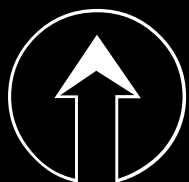
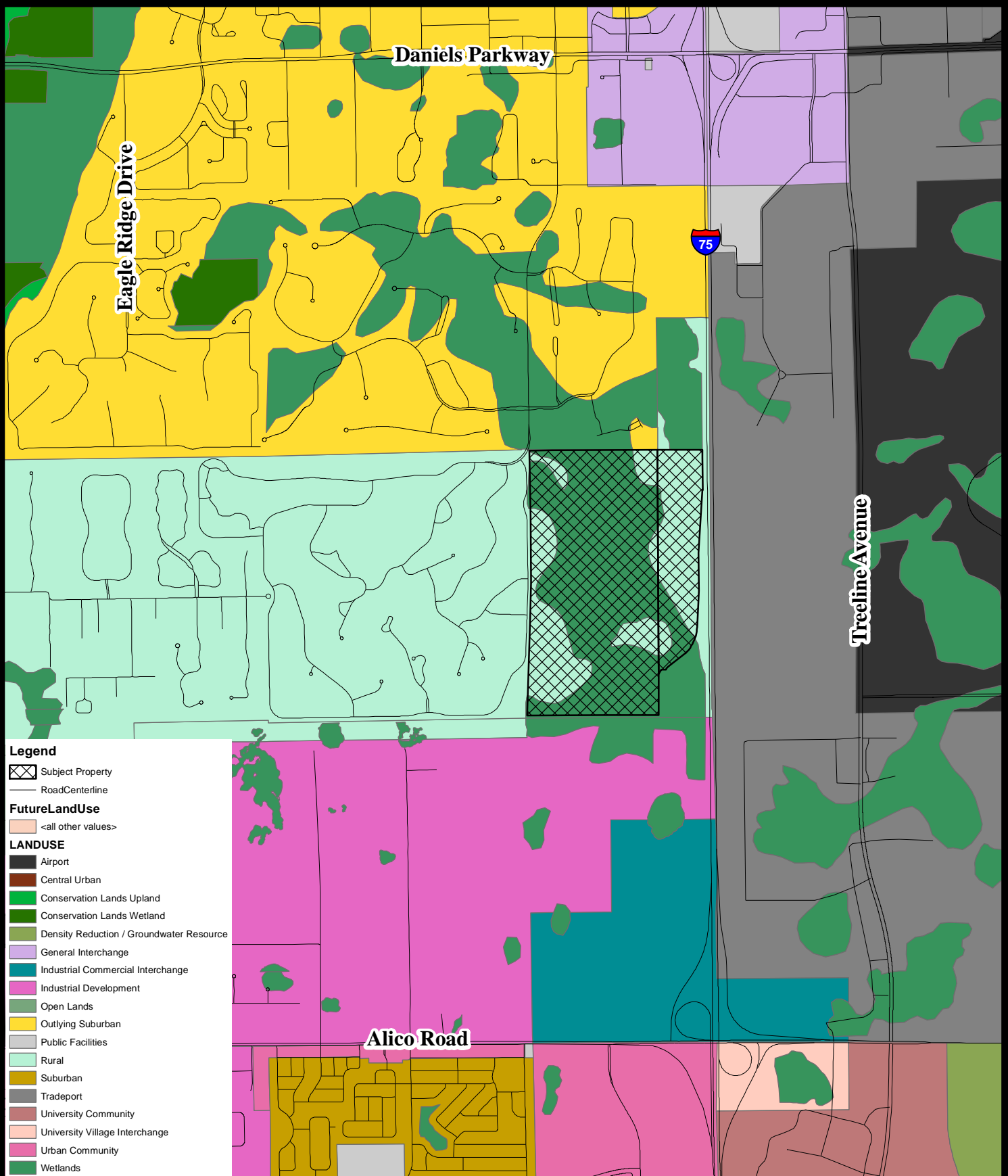


EXHIBIT IV.A.2 CURRENT FUTURE LAND USE MAP

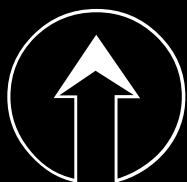
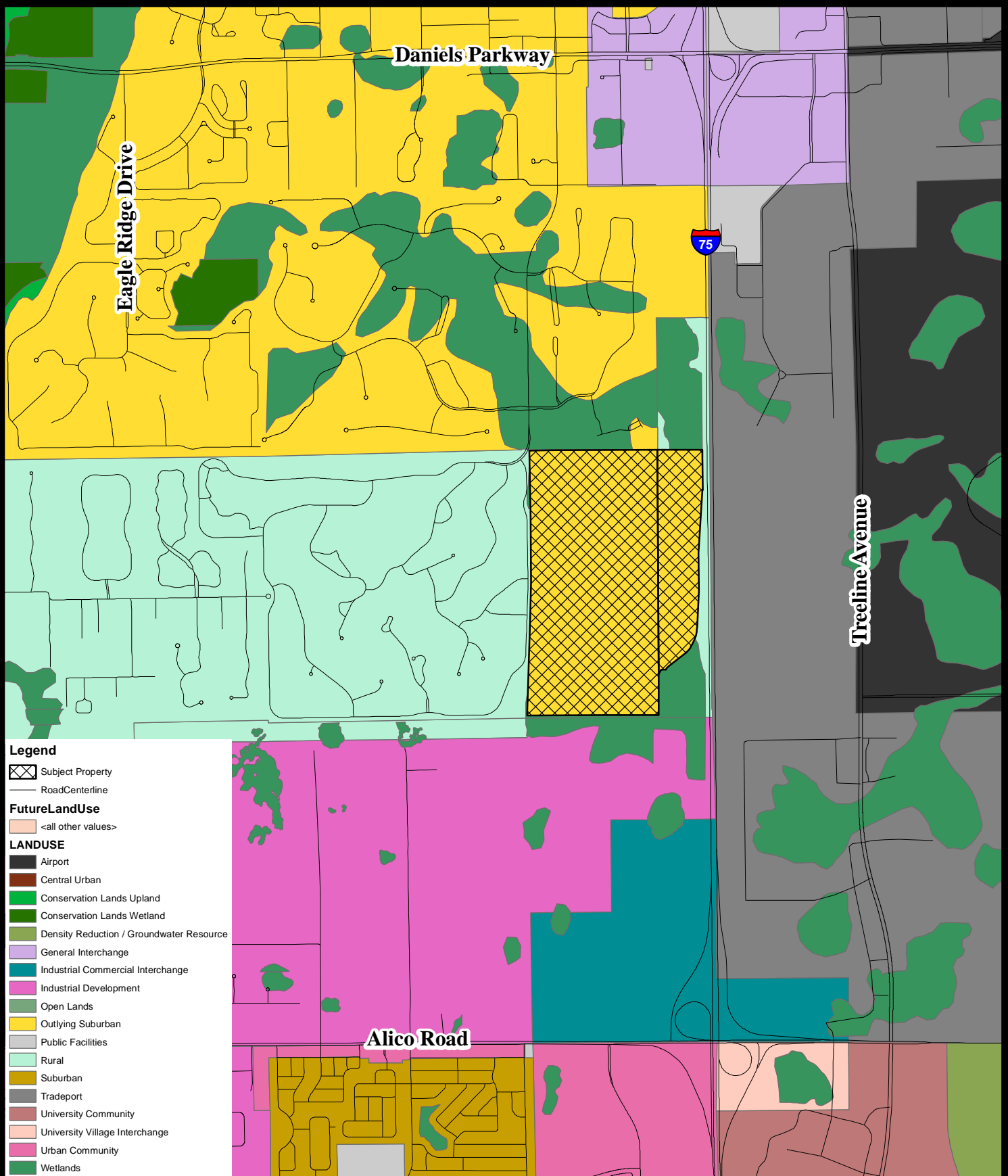


EXHIBIT IV.A.3 PROPOSED FUTURE LAND USE MAP

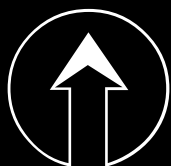
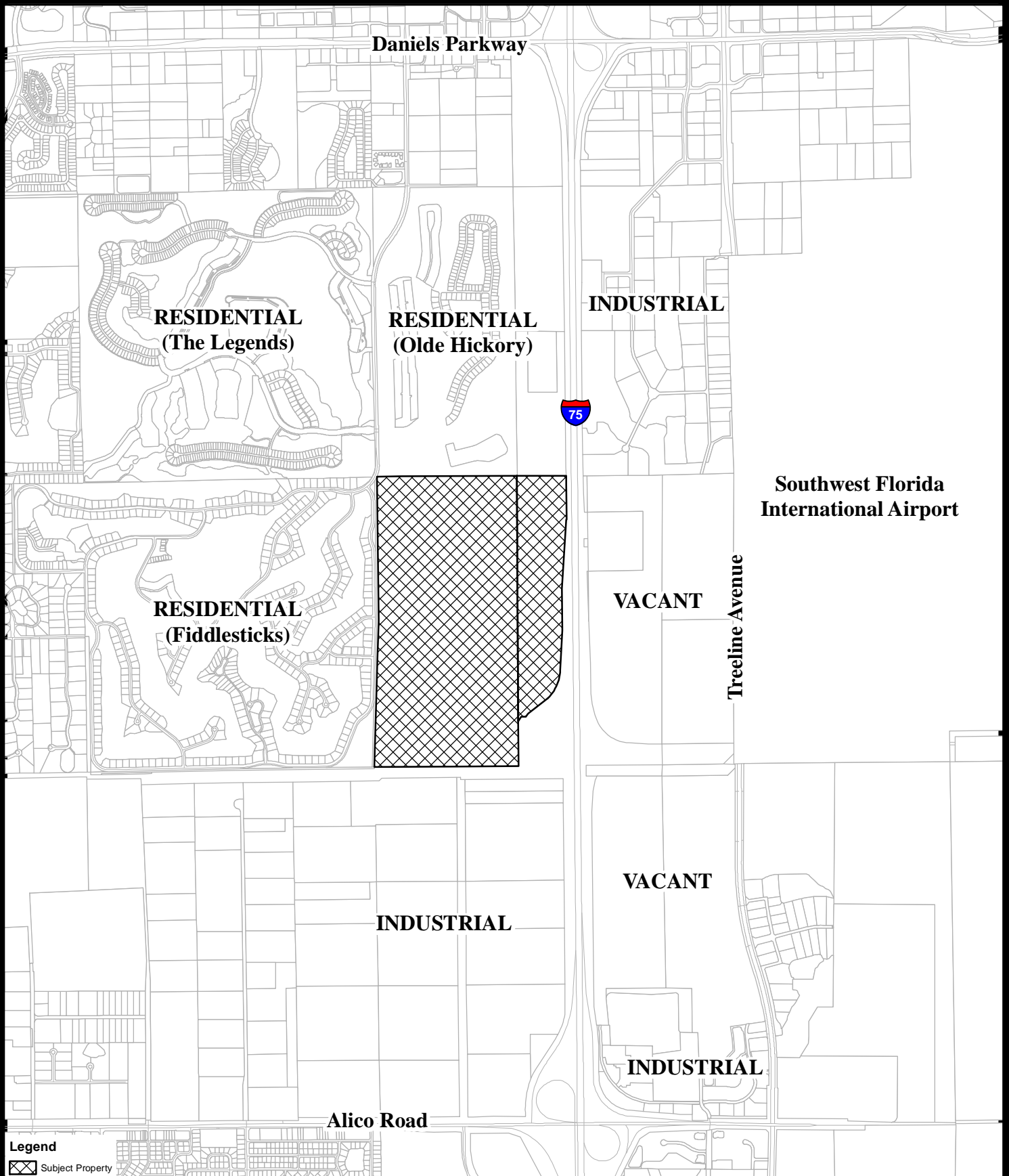


EXHIBIT IV.A.4 EXISTING LAND USE MAP

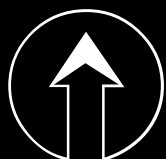
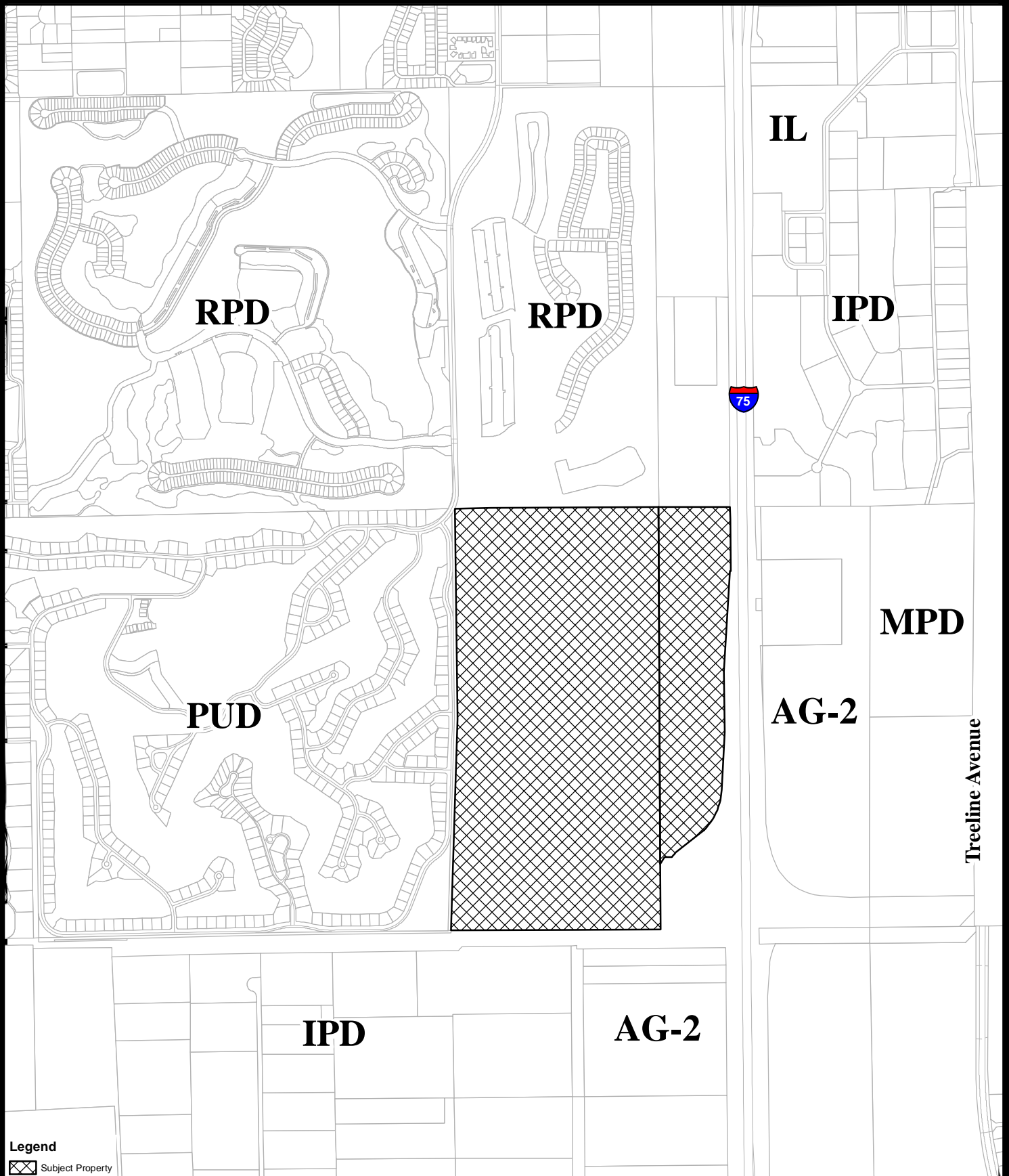
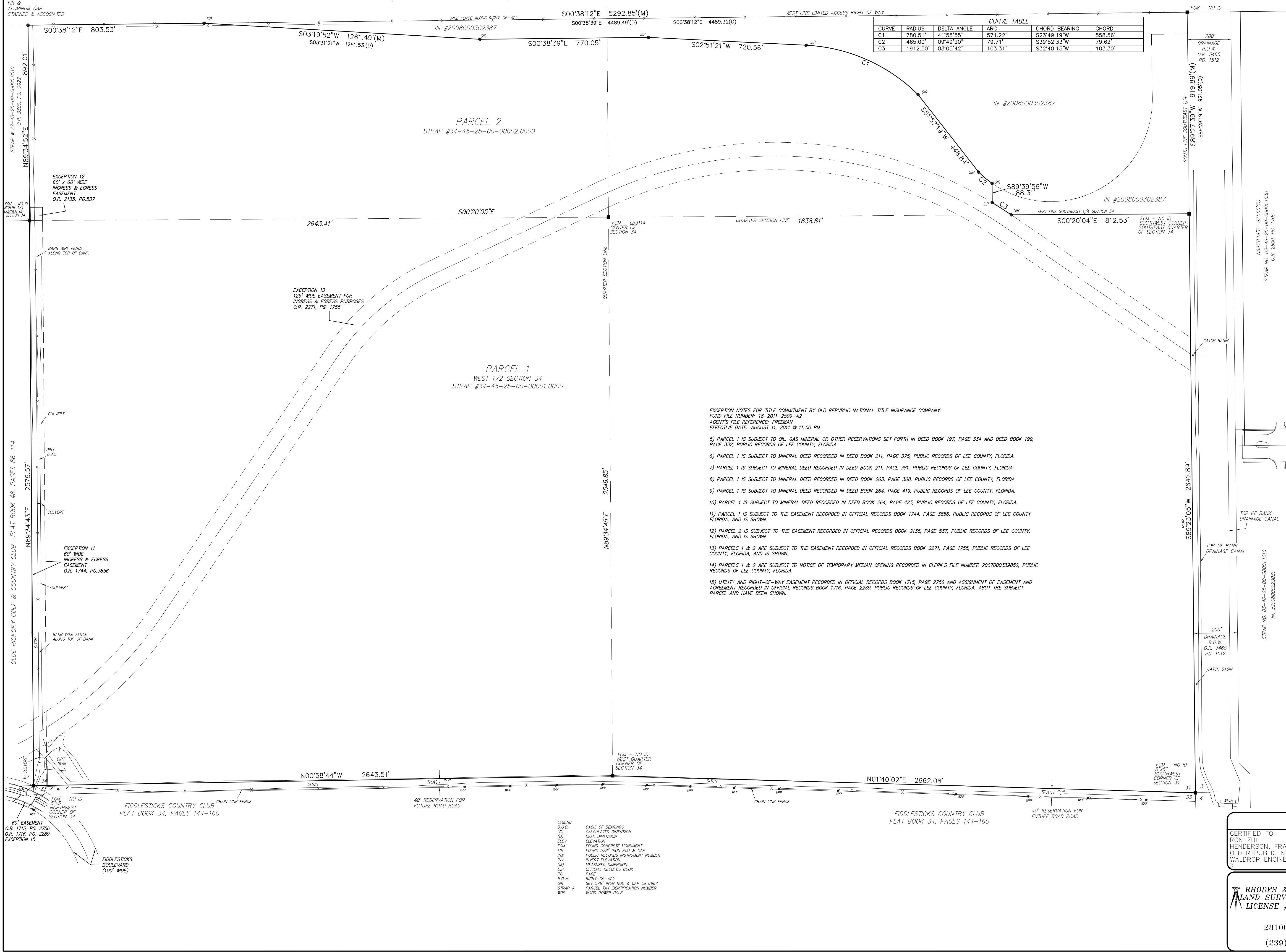
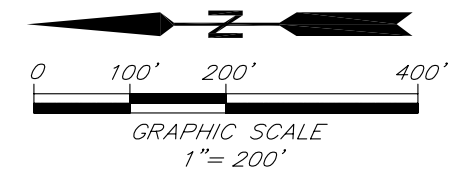


EXHIBIT IV.A.5 EXISTING ZONING MAP

INTERSTATE 75
(STATE ROAD 93)



CURVE		DELTA ANGLE		ARC		CHORD BEARING		CHORD	
C1	780.51'	41°55'55"		571.22'		S23°49'19"W		558.56'	
C2	465.00'	09°49'20"		79.71'		S39°52'33"W		79.62'	
C3	1912.50'	03°05'42"		103.31'		S32°40'15"W		103.30'	

PARCEL 1:
THE WEST ONE-HALF (W 1/2) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL 2:
THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF SECTION 34, TOWNSHIP 25 EAST, LEE COUNTY, FLORIDA, LYING WEST OF THE RIGHT-OF-WAY FOR STATE ROAD 93 (I-75), EXCEPT THAT PART OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LYING WITHIN 162 FEET OF THE SURVEY LINE OF STATE ROAD 93, (I-75) SECTION 12075, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTHERLY BOUNDARY OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AT A POINT 1562.91 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION 34, RUN THENCE NORTH 0 DEGREES 38' 33.70" WEST 5292.96 FEET TO THE NORTHERLY BOUNDARY OF SAID SECTION 34, AT A POINT 1525.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SECTION 34.

ALSO LESS AND EXCEPT THAT PART DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN CLERK'S FILE NUMBER 2008000302387, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, NORTH 89°28'19"E A DISTANCE OF 921.05 FEET TO THE WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 93 (I-75 (PER SECTION 12075-2402)) FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, SOUTH 89°28'19" WEST A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°38'39" WEST A DISTANCE OF 164.81 FEET THENCE SOUTH 89°15'07" WEST A DISTANCE OF 292.72 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 465.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 1099.88 FEET THROUGH A CENTRAL ANGLE OF 135°32'07" WITH A CHORD BEARING NORTH 22°58'47" WEST TO THE END OF SAID CURVE; THENCE NORTH 51°57'19" EAST A DISTANCE OF 448.84 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 780.51 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 571.22 FEET THROUGH A CENTRAL ANGLE OF 41°55'55" WITH A CHORD BEARING NORTH 23°49'19" EAST TO THE END OF SAID CURVE; THENCE NORTH 02°51'21" EAST A DISTANCE OF 720.56 FEET; THENCE NORTH 00°38'39" WEST A DISTANCE OF 770.51 FEET; THENCE NORTH 03°21'51" EAST A DISTANCE OF 1261.53 FEET TO SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 00°38'39" EAST A DISTANCE OF 448.49 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, NORTH 00°20'04" WEST A DISTANCE OF 812.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1912.50 FEET; THENCE LEAVING SAID WEST LINE RUN ALONG THE ARC OF THE CURVE TO THE LEFT A DISTANCE OF 103.31 FEET THROUGH A CENTRAL ANGLE OF 3°05'42" WITH A CHORD BEARING NORTH 32°40'15" EAST TO THE END OF SAID CURVE; THENCE NORTH 89°39'56" EAST A DISTANCE OF 88.31 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 465.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 1,020.24 FEET THROUGH A CENTRAL ANGLE OF 125°42'40" WITH A CHORD BEARING SOUTH 27°33'30" EAST TO THE END OF SAID CURVE; THENCE NORTH 89°15'07" EAST A DISTANCE OF 292.72 FEET; THENCE SOUTH 00°38'39" EAST A DISTANCE OF 164.81 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE ALONG SAID SOUTH LINE, SOUTH 89°28'19" WEST A DISTANCE OF 821.05 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS ARE BASED ON NAD 83, 1999 ADJUSTMENT, FLORIDA STATE COORDINATE SYSTEM, FLORIDA ZONE WEST, AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34 AS BEARING S.89°23'05"W.
2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED AND NATIONAL GEODETIC SURVEY BENCHMARK AD6059, ELEVATION=21.57.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SURVEY BASED ON A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FUND FILE NUMBER: 18-2011-2599-A2, AGENT'S FILE REFERENCE: FREEMAN, EFFECTIVE DATE: AUGUST 11, 2011 @ 11:00 PM.
5. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
7. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
8. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
9. LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT.
10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

FLOOD ZONE: PANEL NO.: 12071C 0445F MAP REVISION DATE: AUGUST 28, 2008

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17.001, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.022, FLORIDA STATUTES.

BY:
JOHN SCOTT RHODES, PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
RON ZUL
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
WALDROP ENGINEERING

design:

drawn:
TCS

checked:
MMM

acad #: 2011-467

view:
PLOT

project#: 2011-467

sheet #: 1 of 1

file #: 2011-467

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

date:
AUGUST 11, 2011

scale:
1" = 200'

cogo:
11-467

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

Z:\2011\004949\2011-467\2011-467.dwg, Mod: 8/28/2011 3:16:45 PM, L:200

Rhodes & Rhodes Land Surveying, Inc.

28100 Bonita Grande Drive, Suite 107, Bonita Springs, Florida 34135

Phone (239) 405-8166

Fax (239) 405-8163

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

A PORTION OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST ONE-HALF (W 1/2) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL 2:

THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF SECTION 34, TOWNSHIP 25 EAST, LEE COUNTY, FLORIDA, LYING WEST OF THE RIGHT-OF-WAY FOR STATE ROAD 93 (I-75), EXCEPT THAT PART OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LYING WITHIN 162 FEET OF THE SURVEY LINE OF STATE ROAD 93, (I-75) SECTION 12075, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTHERLY BOUNDARY OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AT A POINT 1562.91 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION 34, RUN THENCE NORTH 0 DEGREES 38' 33.70" WEST 5292.96 FEET TO THE NORTHERLY BOUNDARY OF SAID SECTION 34, AT A POINT 1525.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SECTION 34.

ALSO LESS AND EXCEPT THAT PART DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN CLERK'S FILE NUMBER 2008000302387, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, NORTH 89°28'19"E A DISTANCE OF 921.05 FEET TO THE WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 93 [I-75 (PER SECTION 12075-2402)] FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, SOUTH 89°28'19" WEST A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°38'39" WEST A DISTANCE OF 164.81 FEET THENCE SOUTH 89°15'07" WEST A DISTANCE OF 292.72 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 465.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 1099.98 FEET THROUGH A CENTRAL ANGLE OF 135°32'07" WITH A CHORD BEARING NORTH 22°58'47" WEST TO THE END OF SAID CURVE; THENCE NORTH 51°57'19" EAST A DISTANCE OF 448.84 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 780.51 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 571.22 FEET THROUGH A CENTRAL ANGLE OF 41°55'55" WITH A CHORD BEARING NORTH 23°49'19" EAST TO THE END OF SAID CURVE; THENCE NORTH 02°51'21" EAST A DISTANCE OF 720.56 FEET; THENCE NORTH 00°38'39" WEST A DISTANCE OF 770.05 FEET; THENCE NORTH 03°21'21" EAST A DISTANCE OF 1261.53 FEET TO SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 00°38'39" EAST A DISTANCE OF 4489.49 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, NORTH 00°20'04" WEST A DISTANCE OF 812.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1912.50 FEET; THENCE LEAVING SAID WEST LINE RUN ALONG THE ARC OF THE CURVE TO THE LEFT A DISTANCE OF 103.31 FEET THROUGH A CENTRAL ANGLE OF 3°05'42" WITH A CHORD BEARING NORTH 32°40'15" EAST TO THE END OF SAID CURVE; THENCE NORTH 89°39'56" EAST A DISTANCE OF 88.31 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 465.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 1,020.24 FEET THROUGH A CENTRAL ANGLE OF 125°42'40" WITH A CHORD BEARING SOUTH 27°53'30" EAST TO THE END OF SAID CURVE; THENCE NORTH 89°15'07" EAST A DISTANCE OF 292.72 FEET; THENCE SOUTH 00°38'39" EAST A DISTANCE OF 164.81 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE ALONG SAID SOUTH LINE, SOUTH 89°28'19" WEST A DISTANCE OF 821.05 FEET TO THE POINT OF BEGINNING.

ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, ALSO BEING THE SOUTHEAST CORNER OF FIDDLESTICKS COUNTRY CLUB, A SUBDIVISION RECORDED IN PLAT BOOK 34 AT PAGES 144 THROUGH 160, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE N.01°40'02"E., ALONG THE WEST LINE OF SAID SECTION 34 AND ALONG THE EAST LINE OF SAID FIDDLESTICKS COUNTRY CLUB, A DISTANCE OF 2662.08 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE N.00°58'44"W., ALONG THE

Rhodes & Rhodes Land Surveying, Inc.

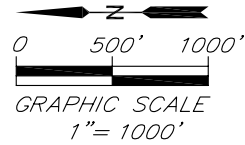
28100 Bonita Grande Drive, Suite 107, Bonita Springs, Florida 34135
Phone (239) 405-8166 Fax (239) 405-8163

WEST LINE OF SAID SECTION 34 AND ALONG THE EAST LINE OF SAID FIDDLESTICKS COUNTRY CLUB, A DISTANCE OF 2643.51 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34, BEING THE NORTHEAST CORNER OF SAID FIDDLESTICKS COUNTRY CLUB, ALSO BEING THE SOUTHWEST CORNER OF OLDE HICKORY GOLF AND COUNTRY CLUB, A SUBDIVISION RECORDED IN PLAT BOOK 48 AT PAGES 86 THROUGH 114, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.89°34'43"E., ALONG THE NORTH LINE OF SAID SECTION 34 AND ALONG THE SOUTH LINE OF SAID OLDE HICKORY GOLF AND COUNTRY CLUB, A DISTANCE OF 2579.57 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34, BEING THE SOUTHEAST CORNER OF SAID OLDE HICKORY GOLF AND COUNTRY CLUB; THENCE N.89°34'52"E., ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 892.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93); THENCE S.00°38'12"E., ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 803.53 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2008000302387 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING NINE (9) COURSES: (1)S.03°19'52"W., A DISTANCE OF 1261.49 FEET; (2)THENCE S.00°38'39"E., A DISTANCE OF 770.05 FEET; (3)THENCE S.02°51'21"W., A DISTANCE OF 720.56 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 780.51 FEET; (4)THENCE SOUTHWESTERLY 571.22 FEET, ALONG THE ARC OF THE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°55'55", BEING SUBTENDED BY A CHORD THAT BEARS S.23°49'19"W. AT 558.56 FEET; (5)THENCE S.51°57'19"W., A DISTANCE OF 448.84 FEET TO A POINT ON A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 465.00 FEET; (6)THENCE SOUTHWESTERLY 79.71 FEET, ALONG THE ARC OF THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°49'20", BEING SUBTENDED BY A CHORD THAT BEARS S.39°52'33"W. AT 79.62 FEET; (7)THENCE S.89°39'56"W., A DISTANCE OF 88.31 FEET TO A POINT ON A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1912.50 FEET; (8)THENCE SOUTHWESTERLY 103.31 FEET, ALONG THE ARC OF THE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°05'42", BEING SUBTENDED BY A CHORD THAT BEARS S.32°40'15"W. AT 103.30 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; (9)THENCE S.00°20'04"E., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 812.53 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE S.89°23'05"W., ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2642.89 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 17,153,644 SQUARE FEET OR 393.793 ACRES, MORE OR LESS.

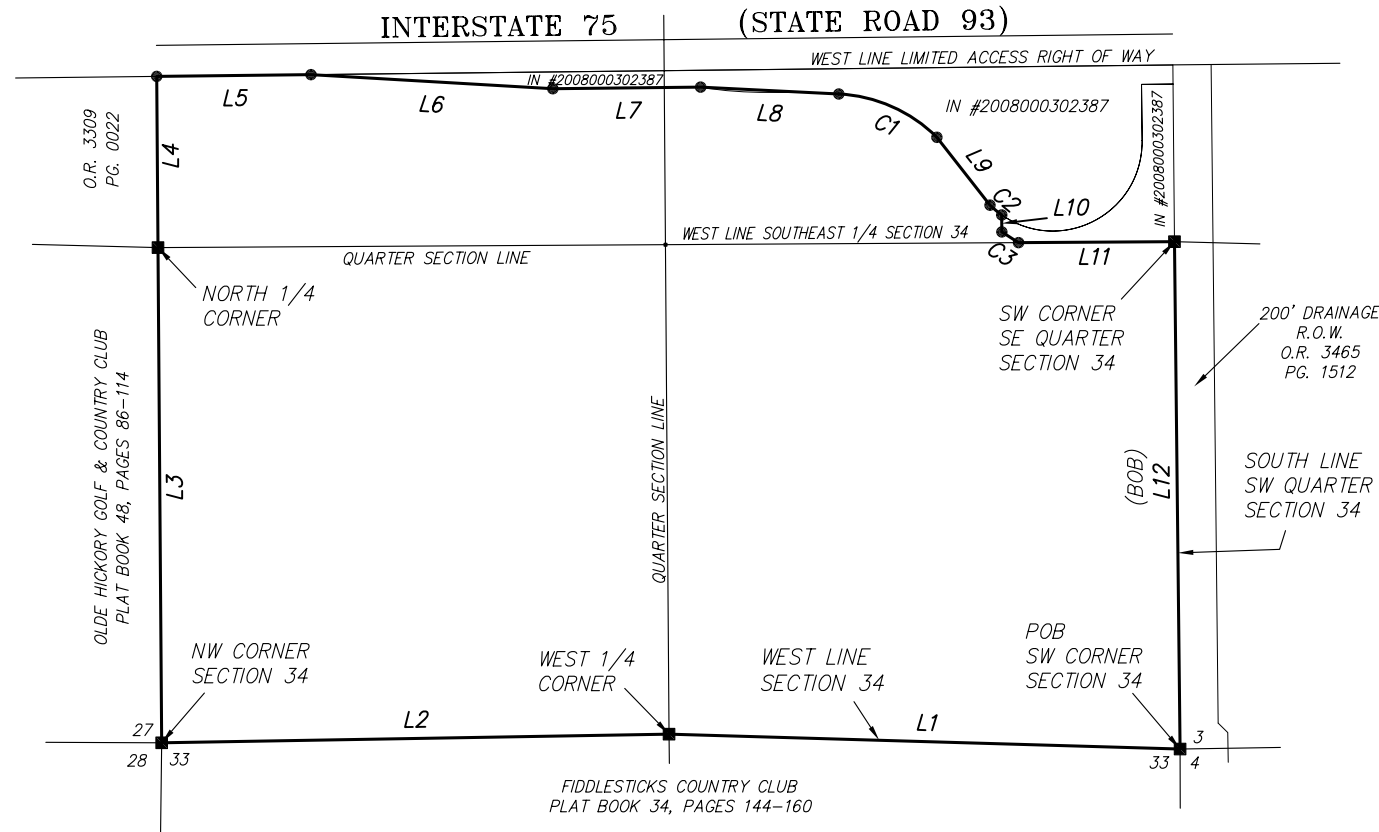
BEARINGS ARE BASED ON NAD 83, 1999 ADJUSTMENT AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA ZONE WEST.

SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C1	780.51'	41°55'55"	571.22'	S23°49'19"W	558.56'
C2	465.00'	09°49'20"	79.71'	N39°52'33"E	79.62'
C3	1912.50'	03°05'42"	103.31'	S32°40'15"W	103.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°40'02"E	2662.08'
L2	N00°58'44"W	2643.51'
L3	N89°34'43"E	2579.57'
L4	N89°34'52"E	892.01'
L5	S00°38'12"E	803.53'
L6	S03°19'52"W	1261.49'
L7	S00°38'39"E	770.05'
L8	S02°51'21"W	720.56'
L9	S51°57'19"W	448.84'
L10	S89°39'56"W	88.31'
L11	S00°20'04"E	812.53'
L12	S89°23'05"W	2642.89'



NOTES:
SEE SHEETS 2 & 3 OF 3
FOR COMPLETE LEGAL DESCRIPTION

BEARINGS ARE BASED ON NAD 83,
1999 ADJUSTMENT AND THE FLORIDA
STATE PLANE COORDINATE SYSTEM,
FLORIDA ZONE WEST AND THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF
SECTION 34 AS BEARING S.89°23'05"W.

LEGEND
BOB BASIS OF BEARINGS
IN# PUBLIC RECORDS INSTRUMENT NUMBER
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING

*** THIS IS NOT A SURVEY ***

JOHN SCOTT RHODES, PSM #5739

SKETCH TO ACCOMPANY DESCRIPTION

JOB # 2011-467	ACAD FILE SKETCH.DWG	TEXT FILE BNDRY-DESC.DOC	
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		SCALE 1"= 1000'	DATE SEPT. 27, 2011
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 PHONE: (239) 405-8166 FAX: (239) 405-8163		drawn: TCS	checked: MMM
		sheet #: 1 of 3	

5 Rec
145 Doc

QUIT-CLAIM DEED

1863226

RAMCO FORM 8

DEF. REC. 1752 PG 433

This Quit-Claim Deed, Executed this 25th day of September . A. D. 1984 , by

WALTER S. PESETSKY, Individually and as Trustee

first party, to JEFFREY B. FREEMAN, as Successor Trustee, with power and authority to protect and to conserve, and to sell or lease or to encumber or otherwise to manage and dispose of the real property described in this instrument, as more specifically set forth in Florida Statute 689.071, whose postoffice address is

c/o Brian Scott Realty, Inc.
5757 N.W. Blue Lagoon Drive, Suite 330
Miami, Florida 33126

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth,

That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee State of Florida , to-wit:

The East one-half (E $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of Section 34, Township 45 South, Range 25 East, of the Public Records of Lee County, Florida, consisting of 160 acres more or less, together with a 60-foot easement lying in Sections 28 and 33, Township 45 South, Range 25 East, Lee County, Florida, for road right-of-way, and together with all oil and mineral rights owned by grantor.

OCT 25 9 04 AM '84
RECORDED IN OFFICIAL
RECORDS
LEE COUNTY, FLORIDA
RECORD VERIFIED

CLERK OF CIRCUIT COURT
Office J. Koots
Clerk ad interim

Documentary Tax Pd. \$ 45
Intangible Tax Pd.
CLERK, LEE COUNTY
By B. J. Brown Deputy Clerk

This is not the homestead of the grantor, as the grantor resides in Dade County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Marva DePase

Stephen F. Muller

WALTER S. PESETSKY, Individually and as Trustee

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

WALTER S. PESETSKY, Individually and as Trustee

to me known to be the person described in and who executed the foregoing instrument and before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this September A. D. 1984.

Marva DePase
Notary Public, State of Florida
at Large

This Instrument Was Prepared By
EDWARD E. LEVINSON
of MYERS, KENNIN, LEVINSON,
FRANK & RICHARDS
Brickell Executive Tower
1428 Brickell Avenue
Miami, Florida 33131

Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires August 13, 1986
Bonded thru Maynard Bonding Agency

This Instrument prepared by:
Address

This deed is not a sale within the meaning of Chapter 201 of the Florida Statutes, but is a Trustee-to-Trustee transfer without consideration and is exempt pursuant to Chapter 12 B-4.14(2) of the Rules of the Department of Revenue of the State of Florida. Therefore, only the minimum documentary stamps are affixed hereto.

15.00
7005

This Instrument prepared by:
FLEETWOOD TITLE CORPORATION
BY PAT REGAS
904 LEE BLVD., SUITE 106,
LEHIGH ACRES, FLORIDA 33936
FTC# 38707-PR

4560460

PARCEL # 34-45-25-00-00002.0000

PAGE 1 OF 2

REC \$ 15.00
RPTT \$.70
TOTAL \$ 15.70

Documentary Tax Pd. \$ 70
\$ Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By Paul Chandler Deputy Clerk

This Quit-Claim Deed,

Executed this 8TH day of JANUARY, A.D., 1999
by EMILY M. SKOLNICK AND ARVID A. BLOOMBURG, JR.
acquiring title through instrument as recorded in O. R. Book 2917, Page
1785 in the public records of LEE County, Florida.
first party,
to F.S.M. OF FORT MYERS, LIMITED LIABILITY COMPANY
whose post office address is:
25435 LOBLOLLY BAY ROAD, SE
LABELLE, FL 33935
second party:

RECORDED BY
PAUL CHANDLER, D.C.

(Wherever used herein the terms "first party" and "second
party"
shall include singular and plural, heirs, legal representatives, and
assigns of individuals, and the successors and assigns of corporations,
wherever the context so admits or requires.)

Witnesseth, That the said first party, for and
in consideration of the sum of \$10.00, in hand paid by the said second
party, the receipt whereof is acknowledged, does hereby remise, release
and quit-claim unto the said second party forever, all the right, title,
interest, claim and demand which the said first party has in and to the
following described lot, pieces or parcel of land, situate, lying and
being in the County of LEE, State of Florida, to wit:

THE WEST HALF OF THE EAST HALF OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 25
EAST, LEE COUNTY, FLORIDA, LYING WEST OF THE RIGHT-OF-WAY FOR STATE ROAD
93 (I-75), EXCEPT THAT PART OF THE WEST HALF OF THE EAST HALF OF SECTION
34, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LYING WITHIN 162 FEET OF THE SURVEY
LINE OF STATE ROAD 93 (I-75), SECTION 12075, SAID SURVEY LINE BEING
DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTHERLY BOUNDARY OF SECTION 34,
TOWNSHIP 45 SOUTH, RANGE 25 EAST, AT A POINT 1562.91 FEET WESTERLY OF THE
SOUTHEAST CORNER OF SAID SECTION 34, RUN THENCE NORTH 0°38'33.70" WEST
5292.96 FEET TO THE NORTHERLY BOUNDARY OF SAID SECTION 34, AT A POINT
1525.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SECTION 34.

SUBJECT property is not now, nor has it ever been the homestead property
of the grantor. It also is not contiguous to the present homestead of the
grantor.

DR307A-P60352

DR3074 P60353

To Have and To Hold the same together
with all and singular the appurtenances thereunto belonging or in anywise
appertaining, and all the estate, right, title, interest, lien, equity and
claim whatsoever of the said first party, either in law or equity, to the
only proper use, benefit and behalf of the said second party forever.

In Witness Whereof, The said first party has
signed and sealed these presents the day and year first above written,

Signed, sealed and delivered in presence of:

SELA NIUSERE
WITNESS

Emily M. Skolnick L.S.
EMILY M. SKOLNICK

SELA NIUSERE
PRINTED NAME OF WITNESS

Lilibeth Revilloza
WITNESS

LILIBETH REVILLOZA
PRINTED NAME OF WITNESS

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

The foregoing instrument was acknowledged before me this 18th day of
January, 1999 by EMILY M. SKOLNICK who is personally known to me
or did produce acceptable identification being in the form of
DRIVER LICENSE.

WITNESS my hand and official seal in the County and State last aforesaid
this 18th day of January, A.D. 1999.

Kristi Ivanova-Fisher Bogomilova
Notary Public
My Commission Expires 10-6-2000

KRISTI IVANOVA-FISHER BOGOMILOVA
PRINTED NAME OF NOTARY PUBLIC

(Notary Seal)



In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written,

Signed, sealed and delivered in presence of:

[Signature]
WITNESS

Arvid A. Bloomburg, Jr. L.S.
ARVID A. BLOOMBURG, JR.

Lisa M. Baker
PRINTED NAME OF WITNESS

Ram Gabriel
WITNESS

Ram Gabriel
PRINTED NAME OF WITNESS

STATE OF Iowa

COUNTY OF Polk

The foregoing instrument was acknowledged before me this 8th day of January, 1999 by ARVID A. BLOOMBURG, JR. who is personally known to me (☒) or did produce acceptable identification being in the form of Drivers License : Social Security Card

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of January, A.D. 1999.

Frances M. Carenza
Notary Public
My Commission Expires: 11-23-01

(Notary Seal)



Frances M. Carenza
PRINTED NAME OF NOTARY PUBLIC

OR3078 P603514

CHARLIE GREEN, CLERK
LEE COUNTY, FL
99 FEB -3 PM 4:31

Daniels Parkway

Eagle Ridge Drive

75

Treeline Avenue

Alico Road

Legend
Subject Property

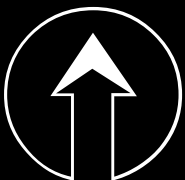


EXHIBIT IV.A.8 AERIAL LOCATION MAP

FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Project #11533

September 29, 2011

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
2149 McGregor Boulevard
Fort Myers, Florida 33901



FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

The Fiddlesticks Property, hereafter referred to as the Project, is a proposed residential development located within unincorporated Lee County. The Project site is located just west of I-75, approximately half way between Daniels Parkway to the north and Alico Road to the south, Exhibit 1.

The subject property is currently zoned agricultural (AG-2) and is identified as Rural and Wetlands on Lee County's Future Land Use map. As part of the comprehensive plan amendment (CPA) process, the applicant desires to change the land use designation of the property to Outlying Suburban.

The purpose of this report, therefore, is to provide a traffic analysis in support of the proposed Comprehensive Plan Amendment (CPA) application to change the land use designation of the Project from Rural and Wetlands to Outlying Suburban.

Methodology Meeting

A meeting was held with the Lee County DOT staff on September 1, 2011 to discuss the methodology to be used in preparing the traffic study in support of the Comprehensive Plan Amendment. A draft methodology outline report titled Fiddlesticks Property Comprehensive Plan Amendment Traffic Study Methodology Outline and dated August 31, 2011 (Appendix 1) was prepared and provided to the Staff at the meeting on September 1, 2011.

As presented in the draft methodology report, it was discussed and agreed during the methodology meeting that the potential traffic impacts of the proposed Comprehensive Plan Amendment would be evaluated based on comparative 2035 travel model assignments, both with and without the proposed Plan Amendment, using the adopted Lee County MPO 2035 CUBE travel model, the MPO's 2035 zonal data projections, and the road network from the adopted MPO 2035 Cost Feasible Plan. This is standard, accepted practice for traffic studies undertaken in support of the proposed comprehensive plan amendment traffic studies in Lee County. It was also agreed that the short-term (5-year) analysis would also use the MPO's CUBE travel model under the E+C (existing plus committed) roadway network and the interpolated zonal data (for the year 2016).

As suggested by the County Staff at the methodology meeting, the development parameters have been updated to include some commercial uses.

Existing Roadway Network

The existing roadway network in the vicinity of the Project is depicted in Exhibit 1. As shown in Exhibit 1, there are several major roadways in the vicinity of the Project including Daniels Parkway, Three Oaks Parkway, Alico Road, and I-75.

Daniels Parkway is a County-maintained, six-lane, east-west arterial connecting several north-south roadways including Metro Parkway, Six Mile Cypress Parkway and Treeline Avenue, which serves the Southwest Florida International Airport. Daniels Parkway is a controlled access facility from US 41 to SR 82. It is also a constrained roadway facility from Metro Parkway to I-75.

Three Oaks Parkway is a County maintained, four-lane, divided arterial from Alico Road to the south. The future Three Oaks Parkway Extension will connect Alico Road to Daniels Parkway, as a four-lane divided roadway.

Alico Road is a County-maintained, six-lane, east-west arterial connecting US 41 to I-75 and Ben Hill Griffin Parkway. It becomes a two-lane collector east of Ben Hill Griffin Parkway to Corkscrew Road, which connects to SR 82 in Collier County.

I-75 is a State-maintained freeway along the west coast of Florida, which has recently been widened to six-lanes from Golden Gate Parkway in Collier County to SR 82. The sections north of SR 82 are currently being widened to six-lanes.

Scheduled Roadway Improvements

Scheduled road improvements in the Lee County Capital Improvement Program are shown on a map produced by the Lee County DOT and titled Major Road Improvements Tentatively Programmed Through Construction Phase, F.Y. 2010/11 – 2014/15, (included as part of Appendix 1).

Some of the more important roadway improvements in the general vicinity of the Project include the following.

- Six-lane widening of Daniels Parkway, from Chamberlin Parkway to Gateway Boulevard – Under Construction.
- New six-lane Metro Parkway Extension, from Six Mile Cypress Parkway to Alico Road – Under Construction.
- Four-lane widening of Six Mile Cypress Parkway, from north of Daniels Parkway to Winkler Road – Under Construction.

In addition to the above, the following major roadway improvements have been included into the recently adopted FDOT Five Year Program.

- I-75 Airport Access at SWFIA CD System – Fiscal Year 2012
- Six-lane widening of I-75 from North of SR 80 to South of SR 78 – Fiscal Year 2014

Planned Roadway Improvements

The Lee County Metropolitan Planning Organization (MPO) recently adopted the Lee County 2035 Long Range Transportation Plan (LRTP). The 2035 LRTP Highway Cost Feasible Plan (also included as part of Appendix 1) identifies improvements that are considered Financially Feasible.

It is noted that the Lee County Financial Feasible Plan/Map 3A from The Lee Plan has not been updated yet to reflect the recently adopted Lee County MPO 2035 Long Range Transportation Plan (LRTP), Lee County Highway Cost Feasible Plan. Lee Plan Map 3A will essentially be the cost feasible component of the MPO 2035 LRTP Highway Element. As indicated in the current version of The Lee Plan, Chapter III. Transportation, a. Traffic Circulation, Policy 36.1.1:

“The Lee County Metropolitan Planning Organization’s 2030 Financially Feasible Plan Map series is hereby incorporated as part of the Transportation Map series for this Lee Plan comprehensive plan element. The MPO 2030 Financially Feasible Highway Plan Map, as adopted December 7, 2005 and as amended through March 17, 2006, is incorporated as Map 3A of the Transportation Map series.”

Therefore, as agreed during the methodology meeting, the traffic analysis reflected the adopted MPO 2035 LRTP, Cost Feasible Plan. In addition, it is noted that using the MPO 2035 LRTP in the traffic analysis is appropriate to reflect the long-term analysis. It is also understood that all the references to the MPO 2035 LRTP Cost Feasible Plan refer to the Map 3A from The Lee Plan, which is yet to be updated reflective of the MPO 2035 LRTP Cost Feasible Plan.

The Cost Feasible projects include those improvements that are considered affordable, given revenue projections through 2035. The Cost Feasible projects in the general vicinity of the Project include the following.

- Four-lane Three Oaks Parkway Extension from north of Alico Road to Daniels Parkway.

The Project has frontage onto and is anticipated to have access to the future Three Oaks Parkway Extension.

Land Use Assumptions

The proposed CPA will amend The Lee Plan to change the Project’s land use designation from Rural and Wetlands to Outlying Suburban.

Based on conservative assumptions as to the types, intensities and densities that could be developed under the proposed land use designation, the potential future land uses for the Project were developed. These numbers have been prepared for analysis purposes.

Development Parameters ⁽¹⁾

<u>Land Use</u>	<u>5-Years</u>		<u>Build-out</u>	
	<u>Size</u>	<u>Units</u>	<u>Size</u>	<u>Units</u>
Residential – Single Family	220	d.u.	1,122	d.u.
Commercial	--		20,000	sq.ft.

Footnotes:

(1) Preliminary land use projections. Subject to change.

As shown above, the development plan reflects approximately 1,122 single-family residential units and 20,000 square feet of commercial uses at build-out. Of the total, approximately 20% (220 d.u.) is anticipated within the first five years. No commercial development is anticipated in the first five years.

Project Access

The Project is anticipated to have access to/from Fiddlesticks Boulevard, which connects to Daniels Parkway. In addition, the Project has frontage onto future Three Oaks Parkway Extension and is anticipated to have access onto future Three Oaks Parkway.

Level of Service Standards

Roadway level of service (LOS) standards generally vary depending upon whether the road is a State or County road and whether the road is in an urban or rural area. Furthermore, State roads on the Florida Intrastate Highway System (FIHS) generally have more stringent LOS standards than other roads.

Per The Lee Plan, Policy 37.1.1., appropriate level of service (LOS) standards were used in the traffic analysis, which acknowledges State LOS standards on FIHS, SIS and TRIP-funded facilities.

Long-Term (2035) Comparative Travel Model Assignments

As agreed at the methodology meeting, the recently adopted Lee County MPO CUBE travel model (FSUTMS) was used to run comparative travel model assignments both without and with the proposed CPA under the adopted Lee County MPO 2035 Cost Feasible Plan. For these

assignments, the future year 2035 Cost Feasible road network and the MPO's 2035 socio-economic data projections were used.

2035 Traffic Conditions Without the CPA

As required by Lee County, the study area included roadway segments within a three-mile radius of the Project. Exhibit 2 provides the results of the 2035 travel model assignment without the proposed CPA. For each segment, the most representative link volumes from the CUBE travel model assignment were used in the segment analysis. As shown in Exhibit 2, the following segments are projected to be deficient in 2035 without the proposed CPA.

Deficient Roadway Segments – 2035 Cost Feasible Plan, Without CPA

<u>Roadway</u>	<u>From</u>	<u>To</u>
Daniels Parkway	I-75 Treeline Avenue	Treeline Avenue Chamberlin Parkway
I-75	Corkscrew Road Daniels Parkway	Alico Road Colonial Boulevard

The segments of Daniels Parkway from I-75 to Chamberlin Parkway are identified under the “Deficient Segments, 2035 Cost Feasible Plan” in the MPO's 2035 LRTP. In addition, the 2035 LRTP Needs Plan identifies I-75 as a deficient roadway segment with a need for ten lanes (6 lanes plus 4 express lanes). Relevant excerpts from the 2035 LRTP are provided as part of Appendix B.

Since the proposed CPA was not reflected in the MPO 2035 LRTP, these improvements will be needed whether or not there is development as part of the proposed CPA.

2035 Traffic Conditions With the CPA

A new TAZ (TAZ 1545) was assigned to represent the proposed CPA in the travel model. The proposed CPA build-out parameters (1,122 single-family dwelling units and 20,000 commercial uses) were converted to socio-economic data. The population estimates were derived based on the same seasonal vacancy and auto ownership rates as that of the adjacent development (TAZ 1427). The employment estimates were derived by applying the standard 2.5 employees per 1,000 square feet of commercial uses. Based on the travel model, the CPA generated approximately 5,400 peak season, weekday, average daily trips (PSWADT).

Exhibit 3 provides the results of the 2035 travel model assignment with the proposed CPA. As shown in Exhibit 3, the following segments were projected to be deficient in 2035 with the

proposed CPA. These are the same roadway segments that were found to be deficient in 2035 without the CPA.

Deficient Roadway Segments – 2035 Cost Feasible Plan, With CPA

<u>Roadway</u>	<u>From</u>	<u>To</u>
Daniels Parkway	I-75 Treeline Avenue	Treeline Avenue Chamberlin Parkway
I-75	Corkscrew Road Daniels Parkway	Alico Road Colonial Boulevard

Based on the long-term (2035) comparative travel model analysis, the following conclusions are derived.

1. There are two deficient roadway segments on Daniels Parkway and on I-75 in 2035, without the proposed CPA.
2. The deficient roadway segments and the corresponding needed improvements have already been identified in the 2035 LRTP.
3. The same exact roadway segments that were deficient without the CPA are anticipated to be deficient with the proposed CPA.
4. There are no additional roadway deficiencies as a result of the proposed CPA.
5. No changes to the adopted 2035 LRTP are warranted as a result of the proposed CPA.

Five-Year (Short-Term 2016) Comparative Travel Model Assignments

As agreed in the methodology meeting, the short-term (5-year) analysis was based on the CUBE travel model under the E+C (existing plus committed) roadway network and the interpolated socio-economic data (for the year 2016). As described in the earlier section of this report, the E+C network included the I-75 Airport Access CD System at SWFIA, along with other committed improvements.

2016 Traffic Conditions Without the CPA

Exhibit 4 provides the results of the 2016 travel model assignment without the proposed CPA. As shown in Exhibit 4, no deficient roadway segments were identified in 2016, without the proposed CPA.

2016 Traffic Conditions With the CPA

Similar to the long-term analysis, a new TAZ (TAZ 1545) was used to represent the Project in the travel model. Since the Three Oaks Parkway Extension to Daniels Parkway is not a committed improvement, the new TAZ was only connected to Fiddlesticks Boulevard.

As identified previously, a total of 220 dwelling units were used to represent the proposed CPA development within the first five years. Based on the travel model, the CPA generated approximately 950 peak season, weekday, average daily trips (PSWADT).

Exhibit 5 provides the results of the 2016 travel model assignment with the proposed CPA. As in the case of without the proposed CPA scenario, no deficient roadway segments were identified in 2016 with the proposed CPA.

Based on the five-year (short-term, 2016) comparative travel model analysis, the following conclusions are derived.

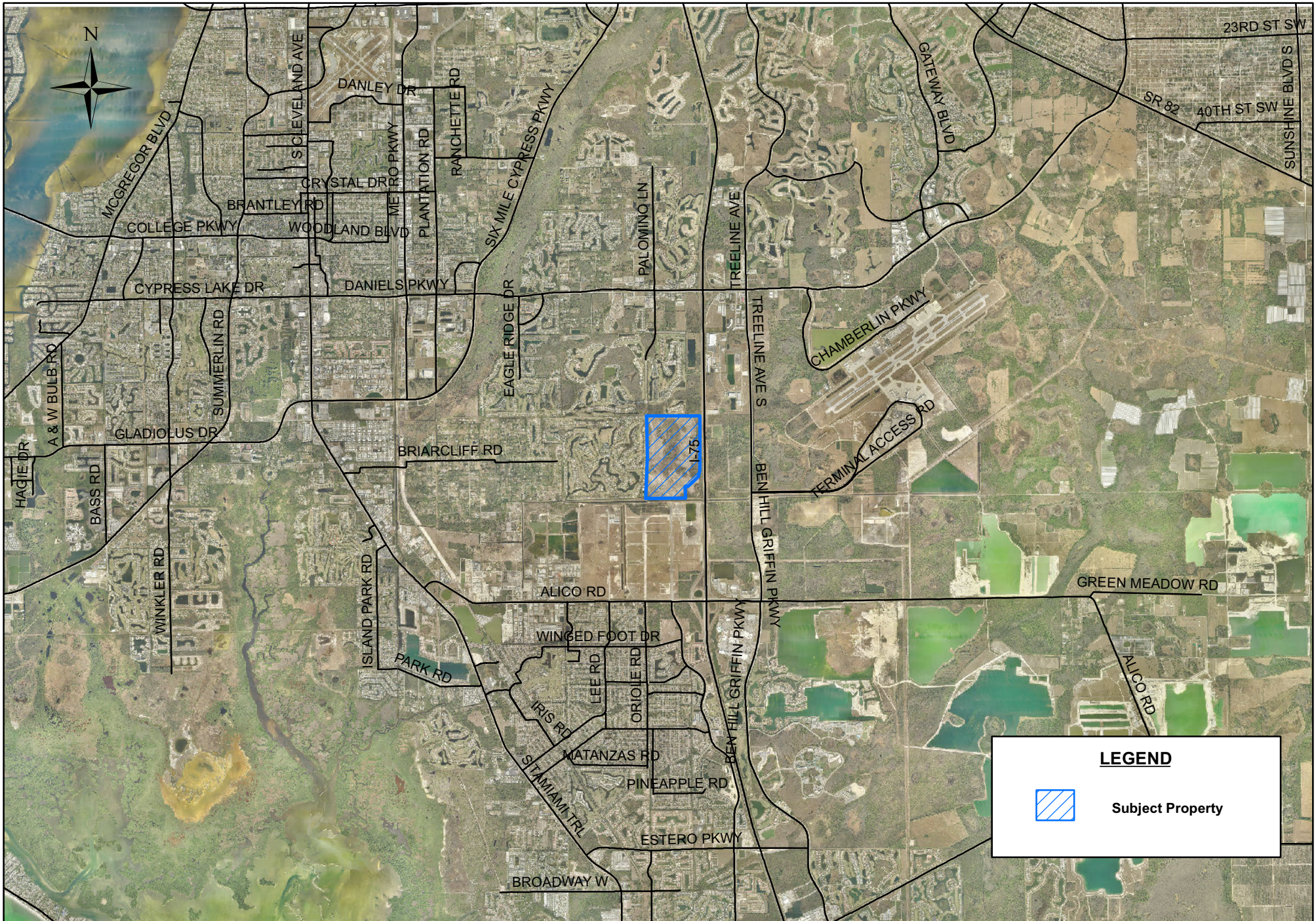
1. No deficient roadway segments were identified in 2016, without the proposed CPA.
2. No deficient roadway segments were identified in 2016, with the proposed CPA.
3. There are no additional roadway deficiencies as result of the proposed CPA.
4. No changes to the current roadway improvements identified in the County's Capital Improvement Program (CIP) are warranted, as a result of the proposed CPA.

The complete CUBE travel model run for all CPA scenarios are available for download from ftp://ftpfm.dplumer.com/Public/11533_fiddlesticks_CPA.

Traffic Mitigation

It is anticipated that the Project will mitigate its external transportation impacts through the payment of roads impact fees. As shown in Exhibit 6a and 6b, it has been estimated that the Project will generate approximately \$1.47 and \$7.68 million in road impact fees, for the first five years and at build-out, respectively.

The roads impact fees can be used by the County to fund whatever road improvements are found to be necessary to support general growth in the area, including this Project. Of course, the Project will also generate ad valorem taxes, gas taxes, and other revenues that will be used to offset the traffic impacts.



LEGEND



Subject Property

EXHIBIT 2
FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
FUTURE 2035 TRAFFIC CONDITIONS WITHOUT PROJECT
DIRECTIONAL PEAK HOUR (K100), PEAK SEASON

			(6)										(7)										(2)							
			(1)		(3)	PSWDT		PSWDT	(5)			Two-Way	(5)		Directional	Directional Service Volumes														
			# of	LOS	(4)	Without	/AADT	2035	K100	Peak Hr.	D100	Peak Hr. Vol.						LOS	V/C		LOS									
ROADWAY	FROM	TO	Lanes	Std	PCS #	CPA	Factor	AADT	Factor	Volume	N/E	S/W	N/E	S/W	LOS "C"	LOS "D"	LOS "E"	Std	N/E	S/W	N/E	S/W								
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====								
ALICO ROAD	METRO PKWY	LEE RD	6	E	10	59,794	1.167	51,200	0.1005	5,146	0.47	0.53	2,419	2,727	2,870	2,960	2,960	2,960	0.82	0.92	C	C								
	LEE RD	THREE OAKS PKWY	6	E	10	63,397	1.167	54,300	0.1005	5,457	0.47	0.53	2,565	2,892	2,870	2,960	2,960	2,960	0.87	0.98	C	D								
	THREE OAKS PKWY	I-75	6	E	10	62,793	1.167	53,800	0.1005	5,407	0.47	0.53	2,541	2,866	2,870	2,960	2,960	2,960	0.86	0.97	C	C								
	I-75	BEN HILL GRIFFIN PKWY	6	E	53	60,037	1.217	49,300	0.0905	4,462	0.47	0.53	2,097	2,365	2,870	2,960	2,960	2,960	0.71	0.80	C	C								
	BEN HILL GRIFFIN PKWY	EAST	4	E	53	15,901	1.217	13,100	0.0905	1,186	0.47	0.53	557	629	1,890	2,010	2,040	2,040	0.27	0.31	C	C								
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4	E	60	45,783	1.243	36,800	0.0991	3,647	0.53	0.47	1,933	1,714	1,900	1,960	1,960	1,960	0.99	0.87	D	C								
	COLLEGE CLUB DR	ALICO ROAD	6	E	60	60,328	1.243	48,500	0.0991	4,806	0.53	0.47	2,547	2,259	2,870	2,960	2,960	2,960	0.86	0.76	C	C								
	ALICO RD	TERMINAL ACCESS RD	4	E	60	36,629	1.243	29,500	0.0991	2,923	0.53	0.47	1,549	1,374	1,890	2,010	2,040	2,040	0.76	0.67	C	C								
DANIELS PARKWAY	METRO PKWY	SIX MILE CYPRESS PKWY	6	E	30	71,404	1.170	61,000	0.0935	5,704	0.48	0.52	2,738	2,966	2,860	3,040	3,080	3,080	0.89	0.96	(8)	(8)								
	SIX MILE CYPRESS PKWY	PALOMINO DR	6	E	31	86,671	1.173	73,900	0.0959	7,087	0.55	0.45	3,898	3,189	2,860	3,040	3,080	3,080	1.27	1.04	(8)	(8)								
	PALOMINO DR	I-75	6	E	31	84,777	1.173	72,300	0.0959	6,934	0.55	0.45	3,814	3,120	2,860	3,040	3,080	3,080	1.24	1.01	(8)	(8)								
	I-75	TREELINE AVENUE	6	E	52	83,048	1.110	74,800	0.0966	7,226	0.53	0.47	3,830	3,396	2,860	3,040	3,080	3,080	1.24	1.10	F	F								
	TREELINE AVENUE	CHAMBERLIN PKWY	6	E	52	75,322	1.110	67,900	0.0966	6,559	0.53	0.47	3,476	3,083	2,860	3,040	3,080	3,080	1.13	1.00	F	F								
I-75	CORKSCREW RD	ALICO RD	6	D	FDOT	167,820	1.111	151,000	0.0902	13,620	0.52	0.48	7,082	6,538	4,580	5,580	6,200	5,580	1.27	1.17	F	F								
	ALICO RD	TERMINAL ACCESS RD	6	D	FDOT	125,409	1.111	112,900	0.0902	10,184	0.52	0.48	5,296	4,888	4,580	5,580	6,200	5,580	0.95	0.88	D	D								
	TERMINAL ACCESS RD	DANIELS PKWY	6	D	FDOT	125,409	1.111	112,900	0.0902	10,180	0.52	0.48	5,294	4,886	4,580	5,580	6,200	5,580	0.95	0.88	D	D								
	DANIELS PKWY	COLONIAL BLVD	6	D	FDOT	168,280	1.111	151,500	0.0902	13,665	0.52	0.48	7,106	6,559	4,580	5,580	6,200	5,580	1.27	1.18	F	F								
METRO PARKWAY	ALICO RD	BRIARCLIFF RD	6	E	25	59,013	1.167	50,600	0.0933	4,721	0.53	0.47	2,502	2,219	3,920	5,080	5,760	5,760	0.43	0.39	C	C								
SIX MILE CYPRESS PKWY	METRO PKWY	PLANTATION RD	4	E	46	39,504	1.163	34,000	0.0926	3,148	0.49	0.51	1,543	1,605	1,890	2,010	2,040	2,040	0.76	0.79	C	C								
	PLANTATION RD	DANIELS PKWY	4	E	46	36,406	1.163	31,300	0.0926	2,898	0.49	0.51	1,420	1,478	1,890	2,010	2,040	2,040	0.70	0.72	C	C								
	DANILES PKWY	NORTH	4	E	18	37,254	1.103	33,800	0.0976	3,299	0.54	0.46	1,781	1,518	1,890	2,010	2,040	2,040	0.87	0.74	C	C								
THREE OAKS PARKWAY	SAN CARLOS BLVD	ALICO RD	4	E	25	31,978	1.167	27,400	0.0933	2,556	0.53	0.47	1,355	1,201	1,900	1,960	1,960	1,960	0.69	0.61	C	C								
	ALICO RD	PROJECT ENTRANCE	4	E	25	19,620	1.167	16,800	0.0933	1,567	0.53	0.47	831	736	1,900	1,960	1,960	1,960	0.42	0.38	C	C								
	PROJECT ENTRANCE	FIDDLESTICKS BLVD	4	E	25	19,007	1.167	16,300	0.0933	1,521	0.53	0.47	806	715	1,900	1,960	1,960	1,960	0.41	0.36	C	C								
	FIDDLESTICKS BLVD	DANIELS PKWY	4	E	25	32,355	1.167	27,700	0.0933	2,584	0.53	0.47	1,370	1,214	1,900	1,960	1,960	1,960	0.70	0.62	C	C								
TREELINE AVENUE	TERMINAL ACCESS RD	DANIELS PKWY	4	E	61	46,639	1.183	39,400	0.0880	3,467	0.53	0.47	1,838	1,629	1,890	2,010	2,040	2,040	0.90	0.80	C	C								
	DANIELS PKWY	PLANTATION GARDENS PKWY	4	E	61	29,637	1.183	25,100	0.0880	2,209	0.53	0.47	1,171	1,038	1,900	1,960	1,960	1,960	0.60	0.53	C	C								
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====								

Footnotes:

- (1) 2035 cost-feasible number of lanes.
- (2) Lee County Generalized Service Volumes (March, 2011). FDOT Generalized Service Volumes for I-75.
- (3) Lee County roadway LOS standard per The Lee Plan, Policy 37.1.1. I-75 based on FDOT FIHS LOS standard.
- (4) Based on Lee County 2010 Traffic Count Report. I-75 based on FDOT 2010 AADT traffic information.
- (5) Adjustment factors based on Lee County 2010 Traffic Count Report. I-75 based on FDOT 2010 traffic information.
- (6) Peak season traffic volumes based on FSUTMS travel model assignment.
- (7) PSADT/AADT factor based on Lee County 2010 permanent count station data. I-75 based on Lee Countywide PSF from FDOT data.
- (8) Costrained roadway segment. Maximum v/c ratio is less than 1.85.

EXHIBIT 3
FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
FUTURE 2035 TRAFFIC CONDITIONS WITH PROJECT
DIRECTIONAL PEAK HOUR (K100), PEAK SEASON

			(6)										(7)										(2)									
			(1)		(3)	PSWDT		PSWDT	(5)		Two-Way	(5)		Directional	Directional Service Volumes						LOS		V/C		LOS							
ROADWAY	FROM	TO	# of Lanes	LOS	(4)	With PCS #	CPA	/AADT Factor	2035 AADT	K100 Factor	Peak Hr. Volume	D100 N/E	S/W	Peak Hr. Vol. N/E	S/W	LOS "C"	LOS "D"	LOS "E"	Std	N/E	S/W	N/E	S/W									
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====					
ALICO ROAD	METRO PKWY	LEE RD	6	E	10	60,650	1.167		52,000	0.1005	5,226	0.47	0.53	2,456	2,770	2,870	2,960	2,960	2,960	0.83	0.94	C	C									
	LEE RD	THREE OAKS PKWY	6	E	10	63,996	1.167		54,800	0.1005	5,507	0.47	0.53	2,588	2,919	2,870	2,960	2,960	2,960	0.87	0.99	C	D									
	THREE OAKS PKWY	I-75	6	E	10	63,236	1.167		54,200	0.1005	5,447	0.47	0.53	2,560	2,887	2,870	2,960	2,960	2,960	0.86	0.98	C	D									
	I-75	BEN HILL GRIFFIN PKWY	6	E	53	60,486	1.217		49,700	0.0905	4,498	0.47	0.53	2,114	2,384	2,870	2,960	2,960	2,960	0.71	0.81	C	C									
	BEN HILL GRIFFIN PKWY	EAST	4	E	53	16,034	1.217		13,200	0.0905	1,195	0.47	0.53	562	633	1,890	2,010	2,040	2,040	0.28	0.31	C	C									
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4	E	60	46,054	1.243		37,100	0.0991	3,677	0.53	0.47	1,949	1,728	1,900	1,960	1,960	1,960	0.99	0.88	D	C									
	COLLEGE CLUB DR	ALICO ROAD	6	E	60	60,776	1.243		48,900	0.0991	4,846	0.53	0.47	2,568	2,278	2,870	2,960	2,960	2,960	0.87	0.77	C	C									
	ALICO RD	TERMINAL ACCESS RD	4	E	60	36,535	1.243		29,400	0.0991	2,914	0.53	0.47	1,544	1,370	1,890	2,010	2,040	2,040	0.76	0.67	C	C									
DANIELS PARKWAY	METRO PKWY	SIX MILE CYPRESS PKWY	6	E	30	71,923	1.170		61,500	0.0935	5,750	0.48	0.52	2,760	2,990	2,860	3,040	3,080	3,080	0.90	0.97	(8)	(8)									
	SIX MILE CYPRESS PKWY	PALOMINO DR	6	E	31	87,084	1.173		74,200	0.0959	7,116	0.55	0.45	3,914	3,202	2,860	3,040	3,080	3,080	1.27	1.04	(8)	(8)									
	PALOMINO DR	I-75	6	E	31	85,596	1.173		73,000	0.0959	7,001	0.55	0.45	3,851	3,150	2,860	3,040	3,080	3,080	1.25	1.02	(8)	(8)									
	I-75	TREELINE AVENUE	6	E	52	83,432	1.110		75,200	0.0966	7,264	0.53	0.47	3,850	3,414	2,860	3,040	3,080	3,080	1.25	1.11	F	F									
	TREELINE AVENUE	CHAMBERLIN PKWY	6	E	52	75,485	1.110		68,000	0.0966	6,569	0.53	0.47	3,482	3,087	2,860	3,040	3,080	3,080	1.13	1.00	F	F									
I-75	CORKSCREW RD	ALICO RD	6	D	FDOT	168,385	1.111		151,500	0.0902	13,665	0.52	0.48	7,106	6,559	4,580	5,580	6,200	5,580	1.27	1.18	F	F									
	ALICO RD	TERMINAL ACCESS RD	6	D	FDOT	128,504	1.111		115,700	0.0902	10,436	0.52	0.48	5,427	5,009	4,580	5,580	6,200	5,580	0.97	0.90	D	D									
	TERMINAL ACCESS RD	DANIELS PKWY	6	D	FDOT	128,504	1.111		115,700	0.0902	10,436	0.52	0.48	5,427	5,009	4,580	5,580	6,200	5,580	0.97	0.90	D	D									
	DANIELS PKWY	COLONIAL BLVD	6	D	FDOT	169,137	1.111		152,200	0.0902	13,728	0.52	0.48	7,139	6,589	4,580	5,580	6,200	5,580	1.28	1.18	F	F									
METRO PARKWAY	ALICO RD	BRIARCLIFF RD	6	E	25	61,230	1.167		52,500	0.0933	4,898	0.53	0.47	2,596	2,302	3,920	5,080	5,760	5,760	0.45	0.40	C	C									
SIX MILE CYPRESS PKWY	METRO PKWY	PLANTATION RD	4	E	46	35,832	1.163		30,800	0.0926	2,852	0.49	0.51	1,397	1,455	1,890	2,010	2,040	2,040	0.68	0.71	C	C									
	PLANTATION RD	DANIELS PKWY	4	E	46	36,247	1.163		31,200	0.0926	2,889	0.49	0.51	1,416	1,473	1,890	2,010	2,040	2,040	0.69	0.72	C	C									
	DANILES PKWY	NORTH	4	E	18	37,164	1.103		33,700	0.0976	3,289	0.54	0.46	1,776	1,513	1,890	2,010	2,040	2,040	0.87	0.74	C	C									
THREE OAKS PARKWAY	SAN CARLOS BLVD	ALICO RD	4	E	25	32,824	1.167		28,100	0.0933	2,622	0.53	0.47	1,390	1,232	1,900	1,960	1,960	1,960	0.71	0.63	C	C									
	ALICO RD	PROJECT ENTRANCE	4	E	25	20,752	1.167		17,800	0.0933	1,661	0.53	0.47	880	781	1,900	1,960	1,960	1,960	0.45	0.40	C	C									
	PROJECT ENTRANCE	FIDDLESTICKS BLVD	4	E	25	21,289	1.167		18,200	0.0933	1,698	0.53	0.47	900	798	1,900	1,960	1,960	1,960	0.46	0.41	C	C									
	FIDDLESTICKS BLVD	DANIELS PKWY	4	E	25	34,440	1.167		29,500	0.0933	2,752	0.53	0.47	1,459	1,293	1,900	1,960	1,960	1,960	0.74	0.66	C	C									
TREELINE AVENUE	TERMINAL ACCESS RD	DANIELS PKWY	4	E	61	46,562	1.183		39,400	0.0880	3,467	0.53	0.47	1,838	1,629	1,890	2,010	2,040	2,040	0.90	0.80	C	C									
	DANIELS PKWY	PLANTATION GARDENS PKWY	4	E	61	29,719	1.183		25,100	0.0880	2,209	0.53	0.47	1,171	1,038	1,900	1,960	1,960	1,960	0.60	0.53	C	C									
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====					

Footnotes:

- (1) 2035 cost-feasible number of lanes.
- (2) Lee County Generalized Service Volumes (March, 2011). FDOT Generalized Service Volumes for I-75.
- (3) Lee County roadway LOS standard per The Lee Plan, Policy 37.1.1. I-75 based on FDOT FIHS LOS standard.
- (4) Based on Lee County 2010 Traffic Count Report. I-75 based on FDOT 2010 AADT traffic information.
- (5) Adjustment factors based on Lee County 2010 Traffic Count Report. I-75 based on FDOT 2010 traffic information.
- (6) Peak season traffic volumes based on FSUTMS travel model assignment.
- (7) PSADT/AADT factor based on Lee County 2010 permanent count station data. I-75 based on Lee Countywide PSF from FDOT data.
- (8) Costrained roadway segment. Maximum v/c ratio is less than 1.85.

EXHIBIT 4
FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
FUTURE 2016 TRAFFIC CONDITIONS WITHOUT PROJECT
DIRECTIONAL PEAK HOUR (K100), PEAK SEASON

			(6)										(7)										(2)							
			(1)	(3)		PSWDT	PSWDT		(5)	Two-Way		(5)	Directional	Directional Service Volumes								LOS	V/C	LOS						
ROADWAY	FROM	TO	# of Lanes	LOS	(4) PCS #	Without CPA	/AADT Factor	2016 AADT	K100 Factor	Peak Hr. Volume	D100 N/E	S/W	Peak Hr. Vol. N/E	S/W	LOS "C"	LOS "D"	LOS "E"	Std	N/E	S/W	N/E	S/W								
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
ALICO ROAD	METRO PKWY	LEE RD	6	E	10	48,750	1.167	41,800	0.1005	4,201	0.47	0.53	1,974	2,227	2,870	2,960	2,960	2,960	0.67	0.75	C	C								
	LEE RD	THREE OAKS PKWY	6	E	10	47,676	1.167	40,900	0.1005	4,110	0.47	0.53	1,932	2,178	2,870	2,960	2,960	2,960	0.65	0.74	C	C								
	THREE OAKS PKWY	I-75	6	E	10	46,464	1.167	39,800	0.1005	4,000	0.47	0.53	1,880	2,120	2,870	2,960	2,960	2,960	0.64	0.72	C	C								
	I-75	BEN HILL GRIFFIN PKWY	6	E	53	36,592	1.217	30,100	0.0905	2,724	0.47	0.53	1,280	1,444	2,870	2,960	2,960	2,960	0.43	0.49	C	C								
	BEN HILL GRIFFIN PKWY	EAST	2	E	53	3,874	1.217	3,200	0.0905	290	0.47	0.53	136	154	650	820	860	860	0.16	0.18	C	C								
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4	E	60	24,530	1.243	19,700	0.0991	1,952	0.53	0.47	1,035	917	1,900	1,960	1,960	1,960	0.53	0.47	C	C								
	COLLEGE CLUB DR	ALICO ROAD	6	E	60	33,530	1.243	27,000	0.0991	2,676	0.53	0.47	1,418	1,258	2,870	2,960	2,960	2,960	0.48	0.43	C	C								
	ALICO RD	TERMINAL ACCESS RD	4	E	60	21,900	1.243	17,600	0.0991	1,744	0.53	0.47	924	820	1,890	2,010	2,040	2,040	0.45	0.40	C	C								
DANIELS PARKWAY	METRO PKWY	SIX MILE CYPRESS PKWY	6	E	30	55,829	1.170	47,700	0.0935	4,460	0.48	0.52	2,141	2,319	2,860	3,040	3,080	3,080	0.70	0.75	(8)	(8)								
	SIX MILE CYPRESS PKWY	PALOMINO DR	6	E	31	66,649	1.173	56,800	0.0959	5,447	0.55	0.45	2,996	2,451	2,860	3,040	3,080	3,080	0.97	0.80	(8)	(8)								
	PALOMINO DR	I-75	6	E	31	66,692	1.173	56,900	0.0959	5,457	0.55	0.45	3,001	2,456	2,860	3,040	3,080	3,080	0.97	0.80	(8)	(8)								
	I-75	TREELINE AVENUE	6	E	52	63,654	1.110	57,300	0.0966	5,535	0.53	0.47	2,934	2,601	2,860	3,040	3,080	3,080	0.95	0.84	D	C								
	TREELINE AVENUE	CHAMBERLIN PKWY	6	E	52	58,735	1.110	52,900	0.0966	5,110	0.53	0.47	2,708	2,402	2,860	3,040	3,080	3,080	0.88	0.78	C	C								
	CHAMBERLIN PKWY	GATEWAY BLVD	6	E	52	54,047	1.110	48,700	0.0966	4,704	0.53	0.47	2,493	2,211	2,860	3,040	3,080	3,080	0.81	0.72	C	C								
I-75	CORKSCREW RD	ALICO RD	6	D	FDOT	132,763	1.111	119,500	0.0902	10,779	0.52	0.48	5,605	5,174	4,580	5,580	6,200	5,580	1.00	0.93	E	D								
	ALICO RD	TERMINAL ACCESS RD	6	D	FDOT	124,975	1.111	112,500	0.0902	10,148	0.52	0.48	5,277	4,871	4,580	5,580	6,200	5,580	0.95	0.87	D	D								
	TERMINAL ACCESS RD	DANIELS PKWY	6	D	FDOT	124,975	1.111	112,500	0.0902	10,148	0.52	0.48	5,277	4,871	4,580	5,580	6,200	5,580	0.95	0.87	D	D								
	DANIELS PKWY	COLONIAL BLVD	6	D	FDOT	121,921	1.111	109,700	0.0902	9,895	0.52	0.48	5,145	4,750	4,580	5,580	6,200	5,580	0.92	0.85	D	D								
METRO PARKWAY	ALICO RD	BRIARCLIFF RD	6	E	25	47,393	1.167	40,600	0.0933	3,788	0.53	0.47	2,008	1,780	3,920	5,080	5,760	5,760	0.35	0.31	C	C								
SIX MILE CYPRESS PKWY	METRO PKWY	PLANTATION RD	4	E	46	30,105	1.163	25,900	0.0926	2,398	0.49	0.51	1,175	1,223	1,890	2,010	2,040	2,040	0.58	0.60	C	C								
	PLANTATION RD	DANIELS PKWY	4	E	46	27,499	1.163	23,600	0.0926	2,185	0.49	0.51	1,071	1,114	1,890	2,010	2,040	2,040	0.53	0.55	C	C								
	DANILES PKWY	NORTH	4	E	18	26,691	1.103	24,200	0.0976	2,362	0.54	0.46	1,275	1,087	1,890	2,010	2,040	2,040	0.63	0.53	C	C								
THREE OAKS PARKWAY	SAN CARLOS BLVD	ALICO RD	4	E	25	17,257	1.167	14,800	0.0933	1,381	0.53	0.47	732	649	1,900	1,960	1,960	1,960	0.37	0.33	C	C								
TREELINE AVENUE	TERMINAL ACCESS RD	DANIELS PKWY	4	E	61	28,632	1.183	24,200	0.0880	2,130	0.53	0.47	1,129	1,001	1,890	2,010	2,040	2,040	0.55	0.49	C	C								
	DANIELS PKWY	PLANTATION GARDENS PKWY	4	E	61	17,143	1.183	14,500	0.0880	1,276	0.53	0.47	676	600	1,900	1,960	1,960	1,960	0.34	0.31	C	C								
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====

Footnotes:

- (1) E+C (existing plus committed) number of lanes.
- (2) Lee County Generalized Service Volumes (March, 2011). FDOT Generalized Service Volumes for I-75.
- (3) Lee County roadway LOS standard per [The Lee Plan](#), Policy 37.1.1. I-75 based on FDOT FIHS LOS standard.
- (4) Based on [Lee County 2010 Traffic Count Report](#). I-75 based on FDOT 2010 AADT traffic information.
- (5) Adjustment factors based on [Lee County 2010 Traffic Count Report](#). I-75 based on FDOT 2010 traffic information.
- (6) Peak season traffic volumes based on FSUTMS travel model assignment.
- (7) PSADT/AADT factor based on Lee County 2010 permanent count station data. I-75 based on Lee Countywide PSF from FDOT data.
- (8) Costrained roadway segment. Maximum v/c ratio is less than 1.85.

EXHIBIT 5
FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
FUTURE 2016 TRAFFIC CONDITIONS WITH PROJECT
DIRECTIONAL PEAK HOUR (K100), PEAK SEASON

		(6)										(7)										(2)									
		(1)		(3)	PSWDT		PSWDT	(5)		Two-Way	(5)		Directional		Directional Service Volumes																
		# of	LOS	(4)	With	/AADT	2016	K100	Peak Hr.	D100	Peak Hr. Vol.		LOS		V/C		LOS														
ROADWAY	FROM	TO	Lanes	Std	PCS #	CPA	Factor	AADT	Factor	Volume	N/E	S/W	N/E	S/W	LOS "C"	LOS "D"	LOS "E"	Std	N/E	S/W	N/E	S/W									
=====																															
ALICO ROAD	METRO PKWY	LEE RD	6	E	10		48,639	1.167	41,700	0.1005	4,191	0.47	0.53	1,970	2,221	2,870	2,960	2,960	2,960	0.67	0.75	C	C								
	LEE RD	THREE OAKS PKWY	6	E	10		47,463	1.167	40,700	0.1005	4,090	0.47	0.53	1,922	2,168	2,870	2,960	2,960	2,960	0.65	0.73	C	C								
	THREE OAKS PKWY	I-75	6	E	10		46,347	1.167	39,700	0.1005	3,990	0.47	0.53	1,875	2,115	2,870	2,960	2,960	2,960	0.63	0.71	C	C								
	I-75	BEN HILL GRIFFIN PKWY	6	E	53		36,349	1.217	29,900	0.0905	2,706	0.47	0.53	1,272	1,434	2,870	2,960	2,960	2,960	0.43	0.48	C	C								
	BEN HILL GRIFFIN PKWY	EAST	2	E	53		3,861	1.217	3,200	0.0905	290	0.47	0.53	136	154	650	820	860	860	0.16	0.18	C	C								
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4	E	60		25,104	1.243	20,200	0.0991	2,002	0.53	0.47	1,061	941	1,900	1,960	1,960	1,960	0.54	0.48	C	C								
	COLLEGE CLUB DR	ALICO ROAD	6	E	60		33,773	1.243	27,200	0.0991	2,696	0.53	0.47	1,429	1,267	2,870	2,960	2,960	2,960	0.48	0.43	C	C								
	ALICO RD	TERMINAL ACCESS RD	4	E	60		22,331	1.243	18,000	0.0991	1,784	0.53	0.47	946	838	1,890	2,010	2,040	2,040	0.46	0.41	C	C								
DANIELS PARKWAY	METRO PKWY	SIX MILE CYPRESS PKWY	6	E	30		57,900	1.170	49,500	0.0935	4,628	0.48	0.52	2,221	2,407	2,860	3,040	3,080	3,080	0.72	0.78	(8)	(8)								
	SIX MILE CYPRESS PKWY	PALOMINO DR	6	E	31		66,985	1.173	57,100	0.0959	5,476	0.55	0.45	3,012	2,464	2,860	3,040	3,080	3,080	0.98	0.80	(8)	(8)								
	PALOMINO DR	I-75	6	E	31		66,997	1.173	57,100	0.0959	5,476	0.55	0.45	3,012	2,464	2,860	3,040	3,080	3,080	0.98	0.80	(8)	(8)								
	I-75	TREELINE AVENUE	6	E	52		63,527	1.110	57,200	0.0966	5,526	0.53	0.47	2,929	2,597	2,860	3,040	3,080	3,080	0.95	0.84	D	C								
	TREELINE AVENUE	CHAMBERLIN PKWY	6	E	52		58,667	1.110	52,900	0.0966	5,110	0.53	0.47	2,708	2,402	2,860	3,040	3,080	3,080	0.88	0.78	C	C								
	CHAMBERLIN PKWY	GATEWAY BLVD	6	E	52		53,963	1.110	48,600	0.0966	4,695	0.53	0.47	2,488	2,207	2,860	3,040	3,080	3,080	0.81	0.72	C	C								
I-75	CORKSCREW RD	ALICO RD	6	D	FDOT		132,222	1.111	119,000	0.0902	10,734	0.52	0.48	5,582	5,152	4,580	5,580	6,200	5,580	1.00	0.92	E	D								
	ALICO RD	TERMINAL ACCESS RD	6	D	FDOT		124,486	1.111	112,000	0.0902	10,102	0.52	0.48	5,253	4,849	4,580	5,580	6,200	5,580	0.94	0.87	D	D								
	TERMINAL ACCESS RD	DANIELS PKWY	6	D	FDOT		124,506	1.111	112,100	0.0902	10,111	0.52	0.48	5,258	4,853	4,580	5,580	6,200	5,580	0.94	0.87	D	D								
	DANIELS PKWY	COLONIAL BLVD	6	D	FDOT		122,299	1.111	110,100	0.0902	9,931	0.52	0.48	5,164	4,767	4,580	5,580	6,200	5,580	0.93	0.85	D	D								
METRO PARKWAY	ALICO RD	BRIARCLIFF RD	6	E	25		42,924	1.167	36,800	0.0933	3,433	0.53	0.47	1,819	1,614	3,920	5,080	5,760	5,760	0.32	0.28	C	C								
SIX MILE CYPRESS PKWY	METRO PKWY	PLANTATION RD	4	E	46		29,552	1.163	25,400	0.0926	2,352	0.49	0.51	1,152	1,200	1,890	2,010	2,040	2,040	0.56	0.59	C	C								
	PLANTATION RD	DANIELS PKWY	4	E	46		27,200	1.163	23,400	0.0926	2,167	0.49	0.51	1,062	1,105	1,890	2,010	2,040	2,040	0.52	0.54	C	C								
	DANILES PKWY	NORTH	4	E	18		26,407	1.103	23,900	0.0976	2,333	0.54	0.46	1,260	1,073	1,890	2,010	2,040	2,040	0.62	0.53	C	C								
THREE OAKS PARKWAY	SAN CARLOS BLVD	ALICO RD	4	E	25		17,406	1.167	14,900	0.0933	1,390	0.53	0.47	737	653	1,900	1,960	1,960	1,960	0.38	0.33	C	C								
TREELINE AVENUE	TERMINAL ACCESS RD	DANIELS PKWY	4	E	61		29,082	1.183	24,600	0.0880	2,165	0.53	0.47	1,147	1,018	1,890	2,010	2,040	2,040	0.56	0.50	C	C								
	DANIELS PKWY	PLANTATION GARDENS PKWY	4	E	61		17,004	1.183	14,400	0.0880	1,267	0.53	0.47	672	595	1,900	1,960	1,960	1,960	0.34	0.30	C	C								
=====																															

Footnotes:

- (1) E+C (existing plus committed) number of lanes.
- (2) Lee County Generalized Service Volumes (March, 2011). FDOT Generalized Service Volumes for I-75.
- (3) Lee County roadway LOS standard per The Lee Plan, Policy 37.1.1. I-75 based on FDOT FIHS LOS standard.
- (4) Based on Lee County 2010 Traffic Count Report. I-75 based on FDOT 2010 AADT traffic information.
- (5) Adjustment factors based on Lee County 2010 Traffic Count Report. I-75 based on FDOT 2010 traffic information.
- (6) Peak season traffic volumes based on FSUTMS travel model assignment.
- (7) PSADT/AADT factor based on Lee County 2010 permanent count station data. I-75 based on Lee Countywide PSF from FDOT data.
- (8) Costrained roadway segment. Maximum v/c ratio is less than 1.85.

EXHIBIT 6a
FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
ROADS IMPACT FEE CALCULATION ⁽¹⁾

FIRST FIVE YEARS (2016)

		<u>Size</u>	<u>Fee Rate /Unit</u>	<u>Amount</u>
Residential:	Single-Family Detached	220	\$6,701 /d.u.	\$1,474,220
	Multi-Family	0	\$4,659 /d.u.	\$0
	Mobile Home/RV Park	0	\$3,499 /pad (park site)	\$0
	Elderly/Disabled Housing	0	\$2,435 /d.u.	\$0
	Adult Cong. Living Facility (ACLF)	0	\$1,512 /d.u.	\$0
Lodging:	Hotel / Motel / Timeshare	0	\$3,861 /room	\$0
Retail:	Shopping Center/General Retail	0	\$7,933 /1,000 s.f.	\$0
	Bank	0	\$17,187 /1,000 s.f.	\$0
	Car Wash, Self Service	0	\$3,800 /1,000 s.f.	\$0
	Convenience Store w/Gas Sales	0	\$29,116 /1,000 s.f.	\$0
	Golf Course (open to public)	0	\$1,907 /acre	\$0
	Movie Theater	0	\$16,769 /1,000 s.f.	\$0
	Restaurant, Standard	0	\$14,688 /1,000 s.f.	\$0
	Restaurant, Fast Food	0	\$32,028 /1,000 s.f.	\$0
Service:	Office	0	\$5,355 /1,000 s.f.	\$0
	Hospital	0	\$7,576 /1,000 s.f.	\$0
	Nursing Home	0	\$3,418 /1,000 s.f.	\$0
	Church	0	\$3,851 /1,000 s.f.	\$0
	Day Care Center	0	\$10,705 /1,000 s.f.	\$0
	Elementary / Secondary School (Private)	0	\$1,897 /1,000 s.f.	\$0
Industrial:	Industrial Park or General Industrial	0	\$4,626 /1,000 s.f.	\$0
	Warehouse	0	\$2,366 /1,000 s.f.	\$0
	Warehouse, High Cube	0	\$956 /1,000 s.f.	\$0
	Mini-Warehouse	0	\$1,125 /1,000 s.f.	\$0
	Mine or Quarry	0	\$0.026 /Cubic Yard	\$0

\$1,474,220

FOOTNOTES:

(1) Based on Lee County Roads Impact Fee Ordinance 11-06.

EXHIBIT 6b
FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY
ROADS IMPACT FEE CALCULATION ⁽¹⁾

BUILD-OUT (2035)

		<u>Size</u>	<u>Fee Rate /Unit</u>	<u>Amount</u>
Residential:	Single-Family Detached	1,122	\$6,701 /d.u.	\$7,518,522
	Multi-Family	0	\$4,659 /d.u.	\$0
	Mobile Home/RV Park	0	\$3,499 /pad (park site)	\$0
	Elderly/Disabled Housing	0	\$2,435 /d.u.	\$0
	Adult Cong. Living Facility (ACLF)	0	\$1,512 /d.u.	\$0
Lodging:	Hotel / Motel / Timeshare	0	\$3,861 /room	\$0
Retail:	Shopping Center/General Retail	20,000	\$7,933 /1,000 s.f.	\$158,660
	Bank	0	\$17,187 /1,000 s.f.	\$0
	Car Wash, Self Service	0	\$3,800 /1,000 s.f.	\$0
	Convenience Store w/Gas Sales	0	\$29,116 /1,000 s.f.	\$0
	Golf Course (open to public)	0	\$1,907 /acre	\$0
	Movie Theater	0	\$16,769 /1,000 s.f.	\$0
	Restaurant, Standard	0	\$14,688 /1,000 s.f.	\$0
	Restaurant, Fast Food	0	\$32,028 /1,000 s.f.	\$0
Service:	Office	0	\$5,355 /1,000 s.f.	\$0
	Hospital	0	\$7,576 /1,000 s.f.	\$0
	Nursing Home	0	\$3,418 /1,000 s.f.	\$0
	Church	0	\$3,851 /1,000 s.f.	\$0
	Day Care Center	0	\$10,705 /1,000 s.f.	\$0
	Elementary / Secondary School (Private)	0	\$1,897 /1,000 s.f.	\$0
Industrial:	Industrial Park or General Industrial	0	\$4,626 /1,000 s.f.	\$0
	Warehouse	0	\$2,366 /1,000 s.f.	\$0
	Warehouse, High Cube	0	\$956 /1,000 s.f.	\$0
	Mini-Warehouse	0	\$1,125 /1,000 s.f.	\$0
	Mine or Quarry	0	\$0.026 /Cubic Yard	\$0
				\$7,677,182

FOOTNOTES:

(1) Based on Lee County Roads Impact Fee Ordinance 11-06.

APPENDIX 1
METHODOLOGY REPORT

DRAFT

FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY METHODOLOGY OUTLINE

Project #11533

August 31, 2011

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
2149 McGregor Boulevard
Fort Myers, Florida 33901

FIDDLESTICKS PROPERTY
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY METHODOLOGY OUTLINE

Introduction

Fiddlesticks Property, hereafter referred to as the Project, is a proposed residential development located within the unincorporated Lee County. The Project site is located just west of I-75, approximately half way between Daniels Parkway to the north and Alico Road to the south, Exhibit 1.

The subject property is currently under agricultural zoning (AG-2) and identified as rural/wetlands on Lee County's Future Land Use map. As part of a Comprehensive Plan Amendment (CPA) process, the applicant desires to change the land use designation of the property to Residential.

The purpose of this report, therefore, is to provide a methodology outline for the traffic study that will be prepared in support of the Comprehensive Plan Amendment (CPA) application to change the land use designation of the subject property from AG-2 to Residential.

Study Area

As required by the Lee County Application for a Comprehensive Plan Amendment (Appendix A) the study area will include the roadway segments within a 3-mile radius of the site. Based on that criterion, the study area is generally bounded by the following.

Study Area – 3-Mile Radius

To North	Penzance Boulevard and Plantation Gardens Parkway
To South	San Carlos Boulevard
To East	Southwest Florida International Airport
To West	Metro Parkway

The study area boundary is identified in Exhibit 2.

Development Parameters

The proposed land development program is summarized below.

Preliminary Development Parameters⁽¹⁾

<u>Land Use</u>	<u>5-Years</u>		<u>Build-out</u>	
	<u>Size</u>	<u>Units</u>	<u>Size</u>	<u>Units</u>
Residential – Single Family	240	d.u.	1,182	d.u.

Footnotes:

(1) Preliminary land use projections. Subjected to some changes.

As shown above, the preliminary development plan reflects approximately 1,182 single-family residential units at build-out. Of which, approximately 20% (240 d.u.) of the development is anticipated within the first five years.

Property Access

The subject property is anticipated to have access to/from Fiddlesticks Boulevard, which connects to Daniels Parkway. In addition, it also anticipated that the property will have access onto the future Three Oaks Parkway Extension.

Horizon Year

Consistent with the requirements identified in Lee County Application for a Comprehensive Plan Amendment, B.1. Traffic Circulation Analysis, the traffic study will evaluate the effect of the proposed land use change on the Financial Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon).

It is noted that the Financial Feasible Plan/Map 3A from The Lee Plan has not been updated yet to reflect the recently adopted Lee County MPO 2035 Long Range Transportation Plan (LRTP), Lee County Highway Cost Feasible Plan, Appendix B. Therefore, the traffic analysis will use and reflect the adopted MPO 2035 LRTP, Cost Feasible Plan. In addition, it is noted that the long-term analysis described in the Lee County CPA analysis requirements refers to a 20-year horizon, which is sooner than 2035. Therefore, it is also acknowledged that using the MPO 2035 LRTP in the traffic analysis is appropriate to reflect the long-term analysis.

The short-term (5-year) analysis will be based on the current Lee County DOT Major Road Improvements Tentatively Programmed Through Construction Phase F.Y. 2010/11 - 2014/15 (June 2010), Appendix C, and a horizon year of 2016. Some additional major roadway improvements have been included into the recently adopted FDOT Five Year Program. Some of those improvements include the following.

- I-75 Airport Access at SWFIA CD System – Fiscal Year 2012
- 6-lane widening of I-75 from North of SR 80 to South of SR 78 – Fiscal Year 2014

These improvements will be included as part of the existing plus committed network that will be used in the short-term (5-year) analysis.

Level of Service Standards

Per The Lee Plan, Policy 37.1.1., appropriate level of service (LOS) standards will be used in the traffic analysis, which acknowledges State LOS standards on FIHS, SIS and TRIP-funded facilities.

Traffic Analysis

Long Range – 20-Year Horizon

The recently adopted Lee County MPO CUBE travel model (FSUTMS) will be used to run comparative travel model assignments, both without and with the proposed CPA, under the adopted Lee County MPO 2035 Cost Feasible Plan. For these assignments, the future year 2035 Cost Feasible road network, as provided by the MPO, will be used.

The Lee County MPO's 2035 socio-economic data projections will be used for both of these travel model assignments.

For the travel model assignment without the CPA, the MPO zonal data will be used without any changes. For the travel model assignment with the proposed CPA, the land uses associated with the proposed CPA will be input into the ZONEDATA file as a new Traffic Analysis Zone (TAZ). The new TAZ representing the proposed CPA and the corresponding land use data will also be identified and documented in the report.

The roadway segment PSWADT volume projections from the comparative travel model runs will be converted to peak hour, peak season (K_{100}) volumes using the adjustment factors from the corresponding permanent count station data identified in the Lee County 2010 Traffic Count Report and the Florida DOT 2010 Traffic Information DVD, which ever is applicable.

Short Range – 5-Year Horizon

Similar to the long-term analysis, the short-term (5-year) analysis will be based on the CUBE travel model. However, the horizon year will be 2016, with corresponding interpolated socioeconomic data and the existing plus committed (E+C) roadway network.

For the travel model assignment without the CPA, the MPO interpolated zonal data (2016) will be used without any changes. For the travel model assignment with the proposed CPA, the land uses associated with the proposed CPA, within the first five years, will be input into the ZONEDATA file as a new Traffic Analysis Zone (TAZ). The new TAZ representing the

proposed CPA and the corresponding land use data will also be identified and documented in the report.

The roadway segment PSWADT volume projections from the comparative travel model runs will be converted to peak hour, peak season (K_{100}) volumes using the adjustment factors from the corresponding permanent count station data identified in the Lee County 2010 Traffic Count Report and the Florida DOT 2010 Traffic Information DVD, which ever is applicable.

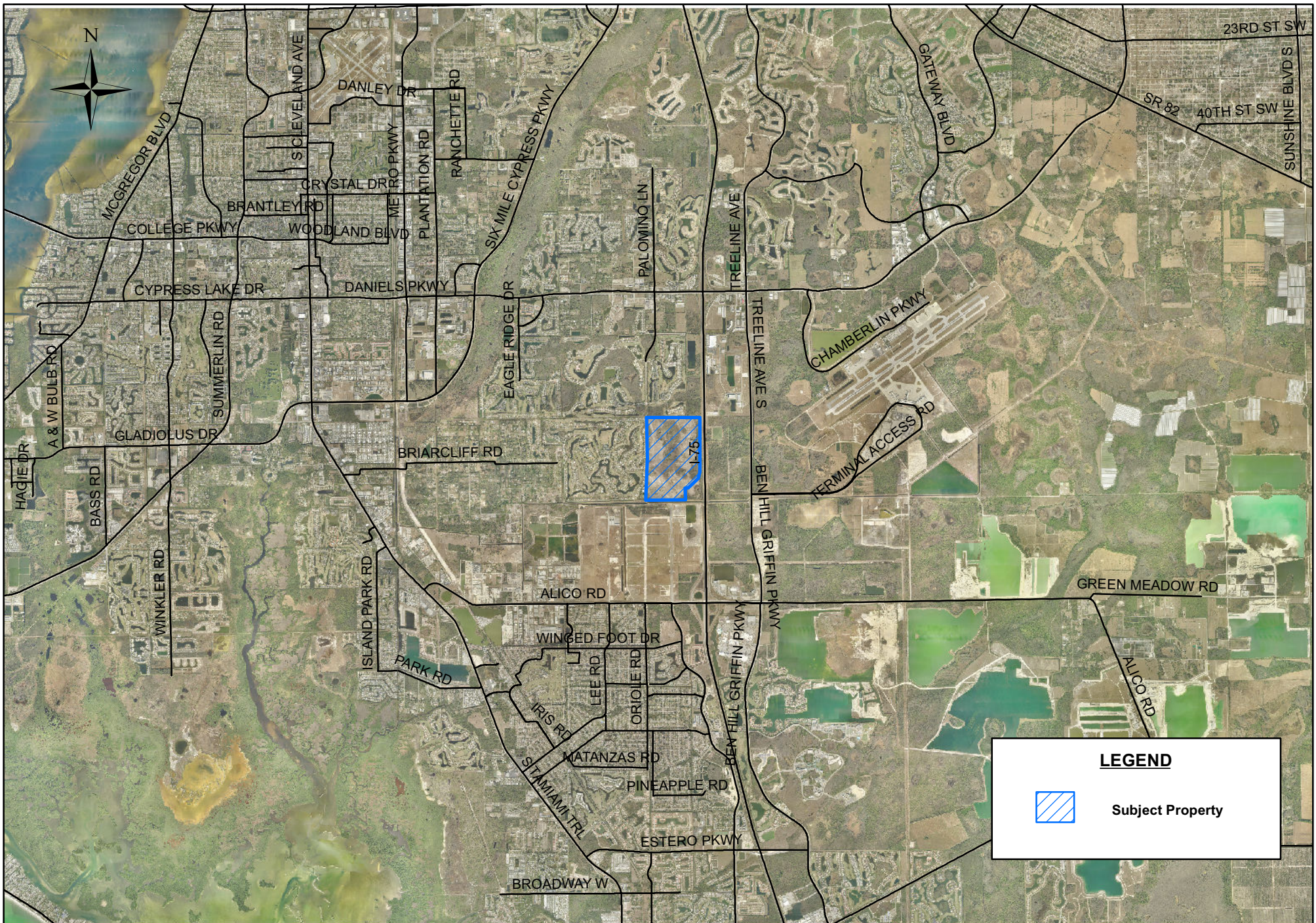
Traffic Mitigation

Based on the comparative travel model analysis, the deficient roadway segments will be identified corresponding to the respective horizon years, both without and with the proposed CPA. In addition, the roadway deficiencies, if any, as a result of the proposed CPA will be clearly identified.

Based on the above, needed modifications to the Financial Feasible Plan/Map 3A from The Lee Plan (which is currently represented by the MPO LRTP, Cost Feasible Plan) and the Lee County CIP will be identified.

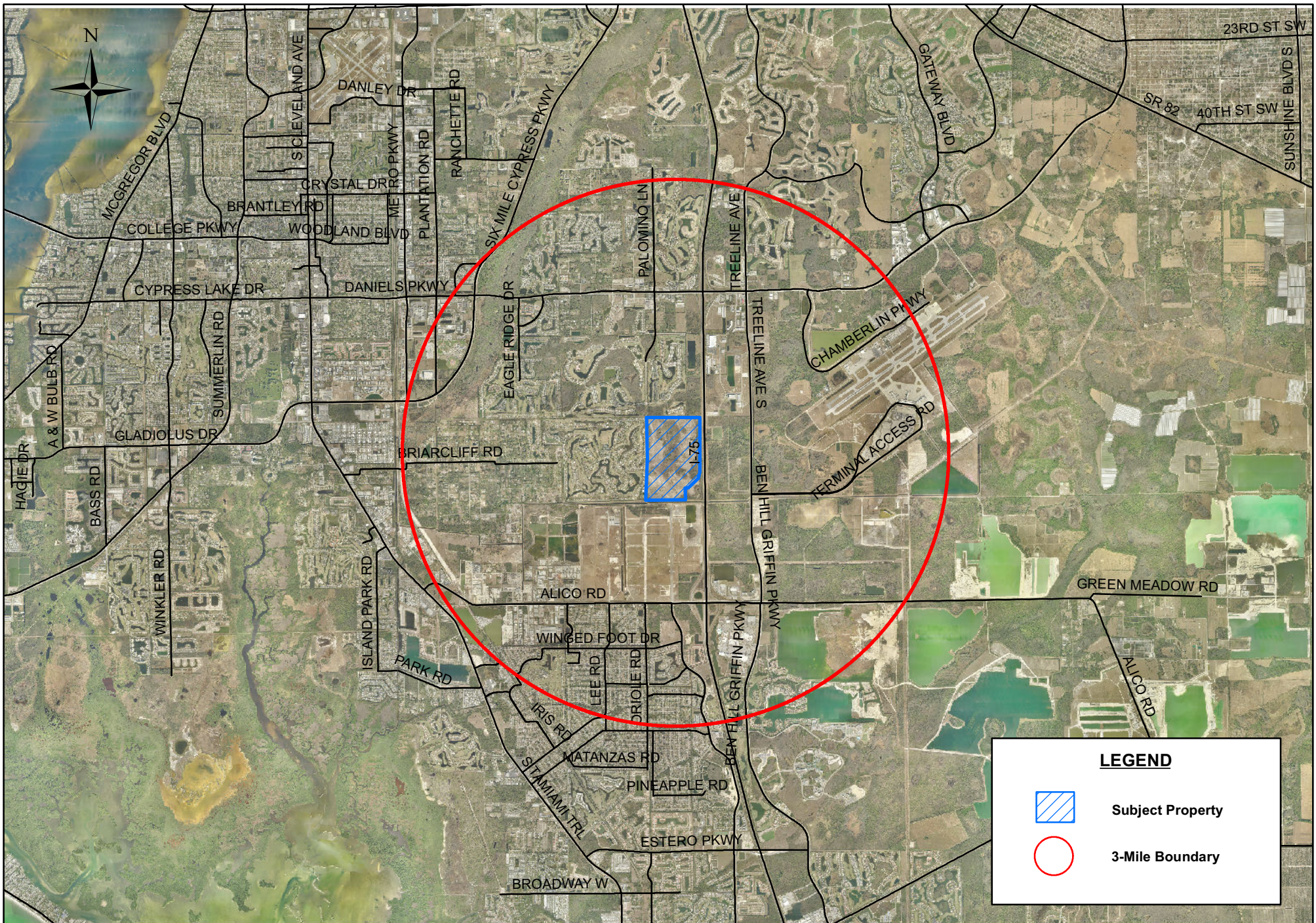
Final Report

The results of the travel model evaluation will be summarized in the final report and submitted to the Lee County DOT. The submittal will also include the digital files of the CUBE travel model runs, including the corresponding social-economic data.





LEGEND

Subject Property



LEGEND

 Subject Property

 3-Mile Boundary

APPENDIX A
EXCERPTS FROM LEE COUNTY APPLICATION FOR A
COMPREHENSIVE PLAN AMEDMENT

7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

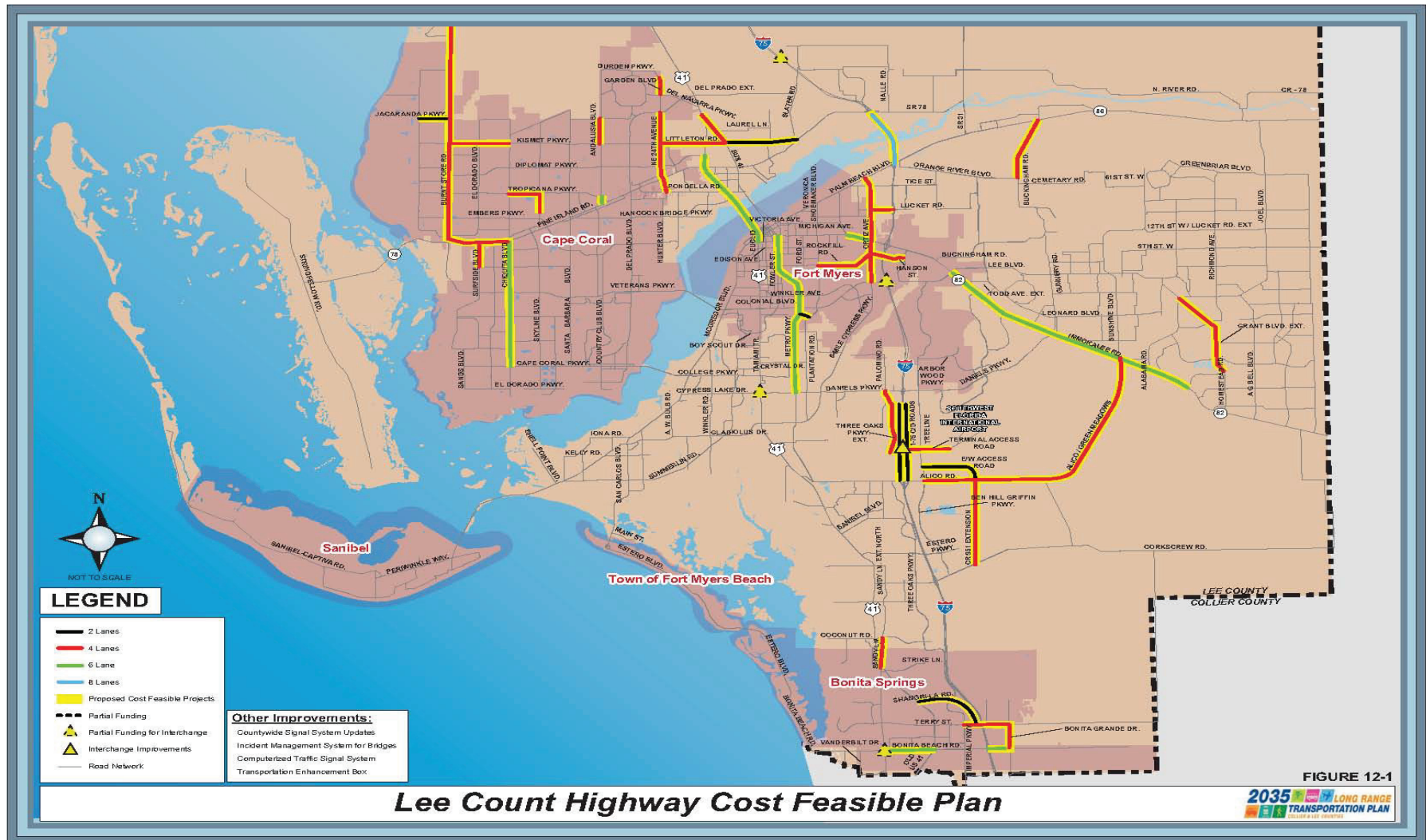
In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.

APPENDIX B

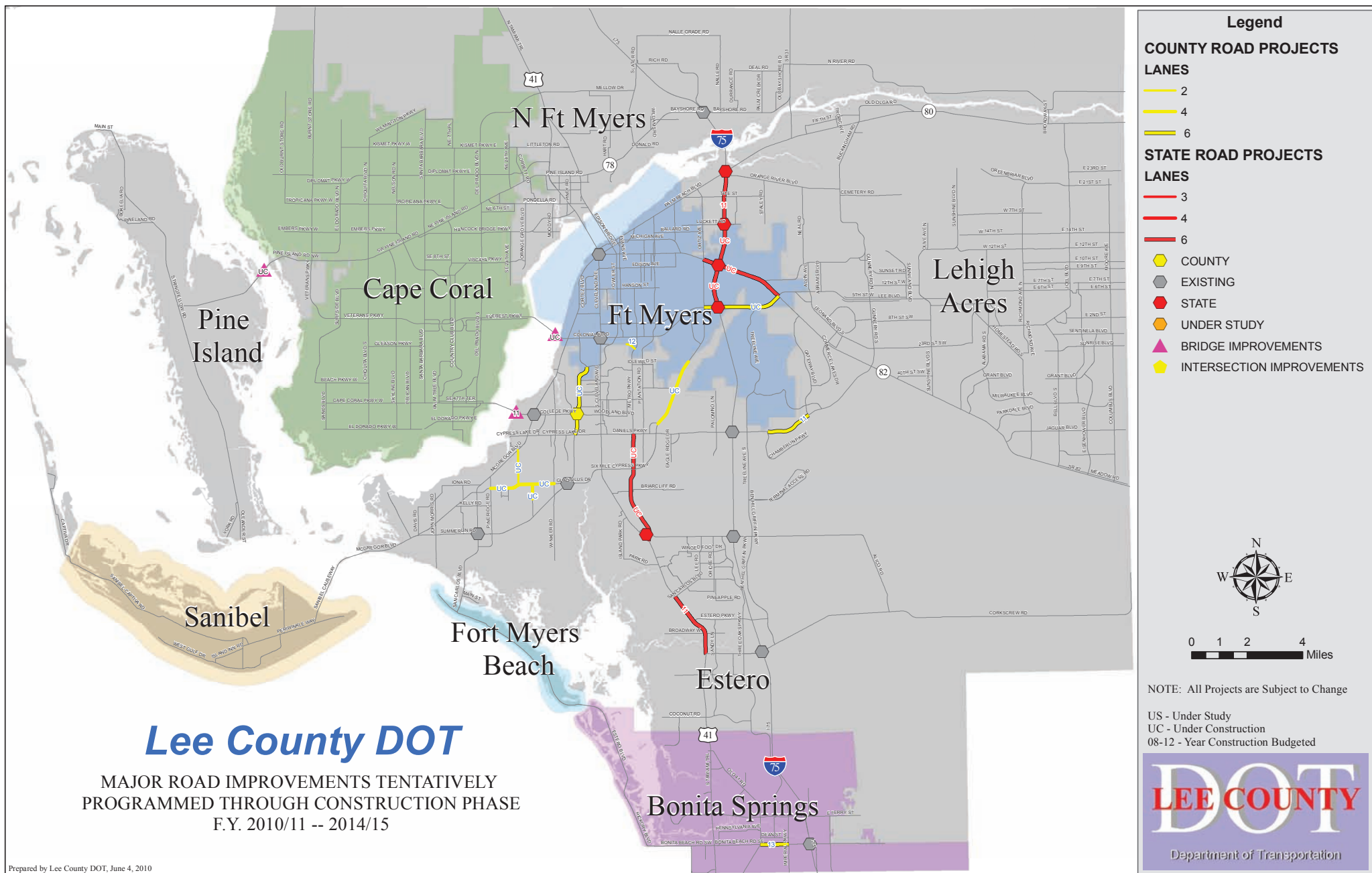
LEE COUNTY MPO 2035 LRTP, COST FEASIBLE PLAN

Figure 12-1



APPENDIX C

LEE COUNTY CIP (FY 2010/11 – 2014/15)



APPENDIX 2

EXCERPTS FROM THE LEE COUNTY MPO 2035 LRTP

LEE COUNTY MPO 2035 LONG RANGE TRANSPORTATION PLAN



CONGESTION MANAGEMENT PROCESS TECHNICAL MEMORANDUM

Prepared For:



Prepared By:



December 2010

2035 Long Range Transportation Plan

CMP Technical Report

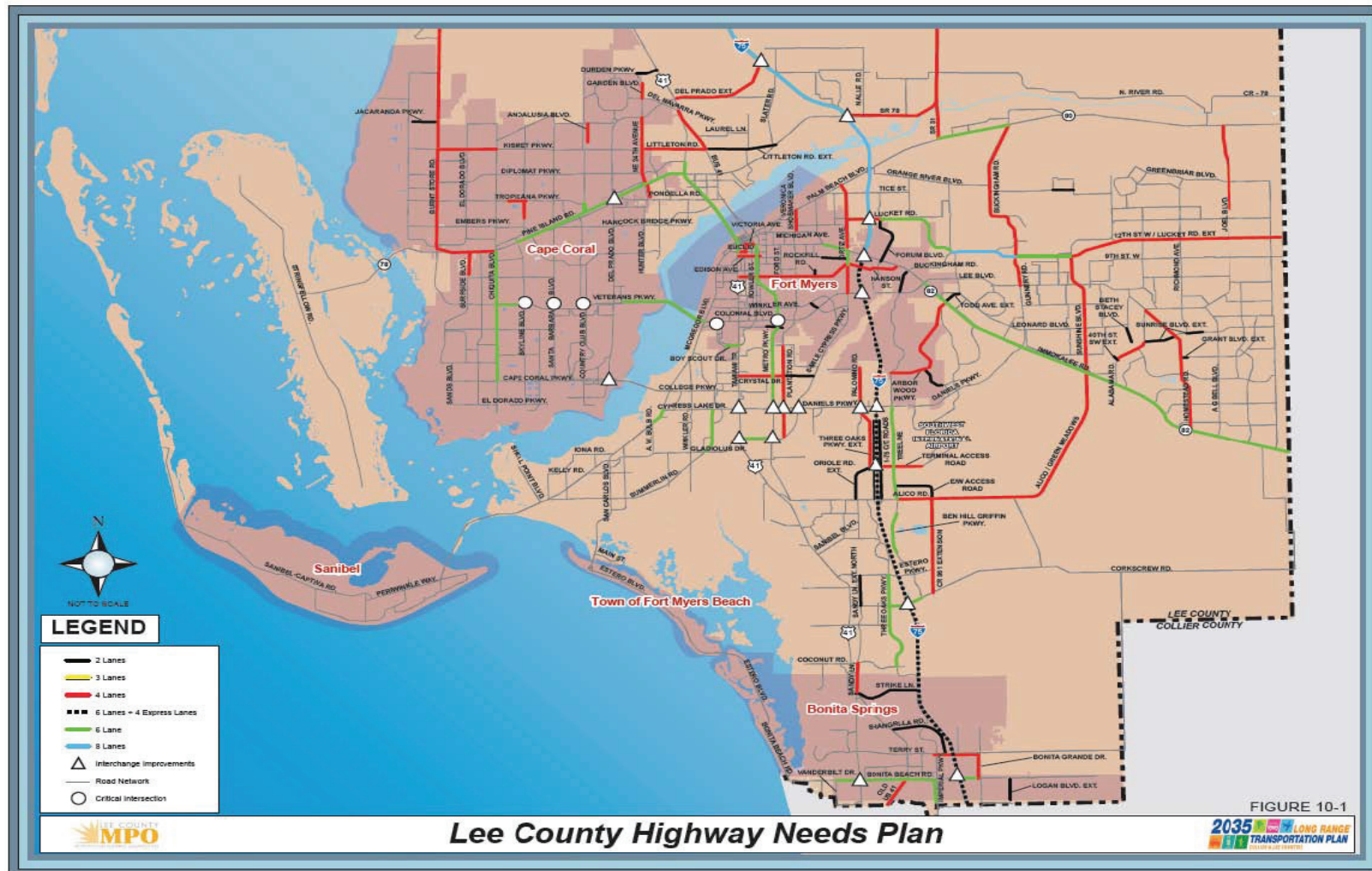
Table 5.2 Deficient Segments, 2035 Cost Feasible Plan (Cont'd)

Road	From	To	Cost Affordable Lanes	Adopted LOS Threshold	Vol.	LOS	V/C
CLEVELAND AVE/ US 41/ Tamiami*	Broadway Ave	Corkscrew Rd	6	55,300	57,148	F	1.03
CLEVELAND AVE/ US 41/ Tamiami*	Corkscrew Rd	Williams Rd	6	55,300	61,417	F	1.11
CLEVELAND AVE/ US 41/ Tamiami*	Williams Rd	Coconut Rd	6	55,300	62,032	F	1.12
COLLEGE PKWY	W of McGregor Blvd	Winkler Rd	6	50,300	52,811	E	1.05
COLLEGE PKWY	Winkler Rd	Whiskey Creek	6	50,300	50,934	E	1.01
COLLEGE PKWY	Whiskey Creek Dr	Summerlin Rd	6	50,300	62,865	F	1.25
COLONIAL BLVD-EXP LANES	Sommerset Dr	US 41	6	50,300	53,409	F	1.06
COLONIAL BLVD-EXP LANES	Fowler St	Metro Pkwy	6	50,300	62,007	F	1.23
COLONIAL BLVD-EXP LANES	Metro Pkwy	Winkler Ave	6	55,300	64,260	F	1.16
COLONIAL BLVD-EXP LANES	Winkler Ave	Ortiz Ave	6	55,300	60,911	F	1.10
COLONIAL BLVD-EXP LANES	Ortiz Ave	I-75 SB Ramps	6	50,300	95,470	F	1.90
COLONIAL BLVD-EXP LANES	I-75 SB Ramps	Tree Line Ave	6	55,300	76,216	F	1.38
COLONIAL BLVD-EXP LANES	Tree Line Ave	SR 82	6	55,300	65,811	F	1.19
CONSTITUTION BLVD	Liberty Square Cir	Constitution Cir	2	8,580	11,203	F	1.31
CORBETT RD	Diplomat Pkwy	Pine Island R	2	8,580	12,377	F	1.44
CORKSCREW RD	US 41	Three Oaks Pk	4	36,700	37,350	F	1.02
CORKSCREW RD	Three Oaks Pkwy	I-75	4	36,700	46,043	F	1.25
CORKSCREW RD	I-75	Ben Hill Grif	4	36,700	45,671	F	1.24
COUNTRY LAKES DR	Tice St	Luckett Rd	2	8,580	8,666	F	1.01
CRYSTAL DR	W of Dartmouth	Dartmouth	2	14,208	14,396	E	1.01
CRYSTAL DR	Dartmouth	Metro Pkwy	2	19,980	21,238	E	1.06
CYPRESS LAKE DR	Winkler Rd	Summerlin Rd	4	36,700	40,490	F	1.10
DANIELS PKWY	US 41	Metro Pkwy	6	50,300	63,258	F	1.26
DANIELS PKWY	Metro Pkwy	Ben C Pratt Pkwy	6	50,300	60,314	F	1.20
DANIELS PKWY	Ben C Pratt Pkwy	Eagle Ridge Dr	6	50,300	74,470	F	1.48
DANIELS PKWY	Eagle Ridge Dr	I-75	6	55,300	74,341	F	1.34
DANIELS PKWY	I-75	Treeline Ave	6	55,300	74,644	F	1.35
DANIELS PKWY	Treeline Ave	Chamberlin Pkwy	6	55,300	66,940	F	1.21
DANLEY DR	Page Airport Dr	Metro Pkwy	2	8,580	8,908	F	1.04
DEL PRADO BLVD N	US 41	Del Navarra P	4	61,085	69,211	F	1.13
DEL PRADO BLVD N	Viscaya Pkwy	SE 16th Ter	6	55,300	57,791	F	1.05
DEL PRADO BLVD N	SE 16th Ter	Veterans Pkwy	6	50,300	54,899	F	1.09
DEL PRADO BLVD N	Veterans Pkwy	Coronado Pkwy	6	50,300	51,366	E	1.02
DIPLOMAT PKWYE	Santa Barbara Blvd	Andalusia Blv	4	33,030	34,895	F	1.06
DIPLOMAT PKWYE	Andalusia Blvd	Del Prado Blv	4	33,030	37,703	F	1.14
ESTERO PKWY	Three Oaks Pkwy	Ben Hill Grif	4	33,030	34,363	F	1.04
FIDDLESTICKS BLVD	Three Oaks Pkwy Ext	Fiddlesticks Blvd	2	8,580	12,671	F	1.48
FORUM BLVD	SR 82	Colonial Blvd	2	7,904	11,547	F	1.46
GLADIOLUS DR	A and W Bulb Rd	Winkler Rd	4	36,700	39,505	F	1.08
GLADIOLUS DR	Summerlin Rd	US 41	6	55,300	63,394	F	1.15
GUNNERY RD N	Buckingham Rd	S of Sunset R	2	17,760	17,762	E	1.00
GUNNERY RD N	centennial Blvd	12th St W	2	17,760	18,511	E	1.04
GUNNERY RD N	12th St W	Lee Blvd	2	16,500	17,079	F	1.04
HANCOCK BRIDGE PKWY	Cultural Park blvd	Del Prado Blv	4	36,700	44,866	F	1.22

Table 10-1 (Page 2)
Highway Needs Plan

34A	NE 24th Ave	Garden Blvd	Del Prado Blvd	New 4 Lane Rd	30.15
35	Hancock Creek Blvd / NE 24th Ave	Pondella Rd	Pine Island Rd	2 to 4 Lanes	7.08
36	Hanson St	Tamiami Trail	Veronica S Shoemaker Blvd	2 to 4 Lanes	42.98
37	Hanson St Ext	Veronica S Shoemaker Blvd	SR 82	New 4-Lane Rd	50.56
38	Homestead Rd	Sunrise Blvd.	Alabama Rd	2 to 4 Lanes	14.41
38A	Homestead Rd	Milwaukee Blvd	Sunrise Blvd.	2 to 4 lanes	22.78
38B	Homestead Rd	SR 82	Milwaukee Blvd	2 to 4 lanes	26.2
39	I-75	Collier County Line	SR 82	4-Lane (Special Use)	430.42
40	I-75	SR 82	SR 80	6 to 8 Lanes	Inc. in #45
41	I-75	SR 80	Charlotte County Line	4 to 8 Lanes	275.23
42	Imperial Pkwy	S Lee County Line	Bonita Beach Rd	4 to 6 Lanes	14.53
43	Jacaranda Pkwy	Old Burnt Store Rd	Burnt Store Rd	New 2-Lane Rd	14.79
44	Joel Blvd	N of E 17th St	SR 80	2 to 4 Lanes	41.67
45	Kismet Pkwy Ext	Burnt Store Rd	El Dorado Blvd	New 4-Lane Rd	37.95
46	Littleton Rd	NE 24th Ave	Bus US 41 / Tamiami Trail N	2 to 4 Lanes	29.08
47	Littleton Rd Ext	Bus US 41 / Tamiami Trail N	SR 78	New 2-Lane Rd	34.42
48	Logan Blvd Ext	Immokalee Rd	Bonita Beach Rd	New 2-Lane Rd	Cost in inc. in Collier Plan
49	Luckett Rd	Ortiz Ave	E of I-75	2 to 4 Lanes	2.9
50	Luckett Rd Ext	Forum Blvd Ext	Buckingham Rd	New 6-Lane Rd	54
51	Luckett Rd Ext	Buckingham Rd	Gunnery Rd	New 8-Lane Rd	65.46
52	Luckett Rd Ext	Gunnery Rd	Sunshine Blvd	New 6-Lane Rd	54.84
53	Luckett Rd Ext	Sunshine Blvd	12th St W	New 4-Lane Rd	25.28
54	McGregor Blvd	A & W Bulb Rd	Cypress Lake Dr	4 to 6 Lanes	11.97
55	61st St W	Stratton Rd	Sunshine Blvd	2-Lane Connections & Bridges	Awaiting new estimate
56	Metro Pkwy	Daniels Pkwy	Crystal Dr	4 to 6 Lanes	22.6
57	Metro Pkwy	Crystal Dr	Winkler Ave	4 to 6 Lanes	22.6
58	Metro / Fowler Connector	Winkler Ave	Fowler St	New 6-Lane Rd	23.5
59	Old US 41	S Lee County Line	Bonita Beach Rd	2 to 4 Lanes	16.39
60	Oriole Rd Ext	N of Alico Rd	Three Oaks Pkwy Ext	New 4-Lane Rd	14.69
61	Ortiz Ave	Luckett	SR 80	2 to 4 Lanes	9.7
62	Ortiz Ave	Luckett	SR 82	2 to 6 Lanes	9.25
63	Ortiz Ave	Colonial Blvd	SR 82	2 to 4 Lanes	10.3
64	Pine Island Rd	Burnt Store Rd	Chiquita Blvd	2 to 4 Lanes	50
65	Pine Island Rd	Skyline Blvd	Santa Barbara Blvd	4 to 6 Lanes	14.77
66	Pine Island Rd	Santa Barbara Blvd	Del Prado Blvd	4 to 6 Lanes	44.3

Figure 10-1
Highway Needs Plan





IV.B.2 – Infrastructure Analysis

I. Sanitary Sewer

LOS Standard = 200 GPD/ERC

Existing Land Use – Rural

394 single family du @ 200 GPD = 78,800 GPD

Proposed Land Use – Outlying Suburban

1,122 single family du @ 200 GPD = 224,400 GPD

20,000 s.f. of commercial @ 0.1 GPD per s.f. = 2,000 GPD

Total Proposed Sanitary Sewer Demand = 226,400 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 147,600 GPD.

The Fiddlesticks Blvd. Parcel ("Property") is located in the Lee County Utilities Franchise area and would be served by the Three Oaks Wastewater Treatment Plant (WWTP). The plan has a current capacity of 6.0 MGD. According to the 2010 Lee County Concurrency Report, the estimated 2011 daily flows were 2,800,000 GPD. Existing lines will need to be extended and potentially upgraded, to service the Property.

II. Potable Water

LOS Standard = 250 GPD/ERC

Existing Land Use – Rural

394 single family du @ 250 GPD = 98,500 GPD

Proposed Land Use – Outlying Suburban

1,122 single family du @ 250 GPD = 280,500 GPD

20,000 s.f. of commercial @ 0.12 GPD per s.f. = 2,400 GPD

Total Proposed Potable Water Demand = 282,900 GPD

The proposed FLUM amendment results in an increased potable water demand of 184,400 GPD.

The Property is located in the Lee County Utilities Franchise area and would be served by the Corkscrew Water Treatment Plant (WTP). The plant has a current capacity of 15.0 MGD. According to the 2010 Lee County Concurrency Report, the estimated 2011 daily flows were 11,299,000 GPD. Existing lines will need to be extended and potentially upgraded, to service the Property. .

III. Surface Water Management

The Property is located within the Briarcliff-Fiddlesticks Ditch Receiving Body and the Six Mile Cypress Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 24 hours duration.

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

IV. Parks, Recreation and Open Space

Current Regional Parks LOS Standard = 6 acres per 1,000 seasonal population

Current Community Parks LOS Standard = 0.8 acres per 1,000 permanent population

Existing Land Use – Rural

394 single family du @ 2.5 persons/unit = 985 persons

Regional Parks @ 6 acres/1,000 = 5.91 acres required

Community Parks @ 0.8 acres/1,000 = 0.79 acres required

Proposed Land Use – Outlying Suburban

1,122 single family du @ 2.5 persons/unit = 2,805 persons

Regional Parks @ 6 acres/1,000 = 16.83 acres required

Community Parks @ 0.8 acres/1,000 = 2.24 acres required

The amendment results in an additional 2.24 acres of Community Parks required. The site is located in the Community Park Benefit District 44, South Fort Myers. According to the 2010 Concurrency Report, there are 154 acres of Community Park within the district. No additional Community Parks are required as a result of this amendment.

The amendment results in an additional 10.92 acres of Regional Parks required. There are currently 7,120 acres of existing Regional Parks currently operated by the County, City, State and Federal government. This acreage is sufficient to meet the "Regulatory Level of Service Standard" of six (6) acres per 1,000 total seasonal population in the County for the year 2009, and will continue to do so at least through the year 2015 as currently projected. In addition, the Regional Park acreage met the "Desired Level of Service Standard" of eight (8) acres per 1,000 total seasonal County population in 2009 and will continue to do so at least through the year 2015 as currently projected. As such, no additional Regional Parks are required as a result of this amendment.

V. Public Schools – South Zone, S2

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – Rural

394 single family du @ 0.299 students per household = 118 students

Proposed Land Use – Outlying Suburban

1,122 single family du @ 0.299 students per household = 335 students

Elementary Schools (Rayma Page, San Carlos, Three Oaks)

Projected 2010-11 FISH Capacity = 2,603

Available Capacity = 309

Middle Schools (Lexington, Three Oaks)

Projected 2010-11 FISH Capacity = 2,020

Available Capacity = 285

High Schools (South Fort Myers)

Projected 2010-11 FISH Capacity = 1,912

Available Capacity = 412

The amendment results in the addition of 217 students. No breakdown is available for elementary, middle or high school ages. Capacity is available according to the Fish Capacities above.

VI. Solid Waste –Waste to Energy (WTE) Facility

Current LOS Standard = 7 lbs./day/capita

Current Facility Capacity = 1,836 tons/day (3,672,000 lbs./day)

Existing Land Use – Rural

394 single family du @ 2.5 persons/unit = 985 persons

985 persons @ 7lbs./day = 6,895 lbs./day (3.44 tons/day)

Proposed Land Use – Outlying Suburban

1,122 single family du @ 2.5 persons/unit = 2,805 students

2,805 persons @ 7 lbs./day = 19,635 lbs./day (9.82 tons/day)

The amendment results in an increased solid waste generation of 12,740 lbs./day (6.37 tons/day).

TABLE 1
MAJOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME		DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
			ACTUAL 2008	ACTUAL 2009	ESTIMATED 2010	PROJECTED 2011
BONITA SPRINGS UTILITIES						
- BONITA SPRINGS UTILITIES #1		9,000,000	3,732,903	4,182,903	4,500,000	4,600,000
- BONITA SPRINGS UTILITIES #2		6,600,000	4,742,581	5,089,355	5,400,000	5,500,000
1	TOTAL - BONITA SPRINGS UTILITIES	15,600,000	8,475,484	9,272,258	9,900,000	10,100,000
CITY OF FORT MYERS		13,000,000	6,726,935	6,556,129	6,800,000	7,000,000
GASPARILLA ISLAND WATER ASSN.						
- GASPARILLA ISLAND WATER ASSN. #1		576,000	276,548	269,839	275,000	285,000
- GASPARILLA ISLAND WATER ASSN. #2		1,270,000	1,025,806	948,097	970,000	1,000,000
3	TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,302,354	1,217,936	1,245,000	1,285,000
4	GREATER PINE ISLAND WATER ASSN.	3,290,000	1,825,924	1,780,713	2,000,000	2,100,000
5	ISLAND WATER ASSN.	5,990,000	3,835,000	4,201,000	4,500,000	4,600,000
LEE COUNTY UTILITIES						
6	- WATERWAY ESTATES WTP	1,500,000	733,355	536,226	494,000	407,000
7	- NORTH LEE COUNTY WTP	6,000,000	3,801,000	2,508,935	4,360,000	3,887,000
8	- GREEN MEADOWS WTP	9,000,000	7,202,000	6,073,839	7,110,000	6,327,000
9	- CORKSCREW WTP	15,000,000	10,644,870	12,003,387	9,463,000	11,299,000
10	- OLGA WTP	5,000,000	1,102,129	2,946,419	3,014,000	2,712,000
11	- PINEWOODS WTP	5,300,000	3,679,323	4,453,129	4,159,000	4,068,000
TOTAL - LEE COUNTY UTILITIES		41,800,000	27,162,677	28,521,935	28,600,000	28,700,000
FLORIDA GOVERNMENTAL UTILITY AUTHORITY						
- LEHIGH UTILITIES #1		3,110,000	2,376,677	1,520,321	1,700,000	1,800,000
- LEHIGH UTILITIES #2		1,100,000	109,613	759,214	800,000	850,000
- LEHIGH UTILITIES #3 [See Note 1 below]		500,000	98,000	168,357	180,000	200,000
12	TOTAL - FLORIDA GOV UTILITY AUTHORITY	4,710,000	2,584,290	2,447,892	2,680,000	2,850,000

Note 1. This is a booster station that is interconnected with the City of Fort Myers. The interconnect is capable of purchasing up to 0.5 MGD of treated water from the City. Since chlorine is added at this booster station, the State considers this as WTP #3 and assigns a capacity of 500,000 GPD to this facility.

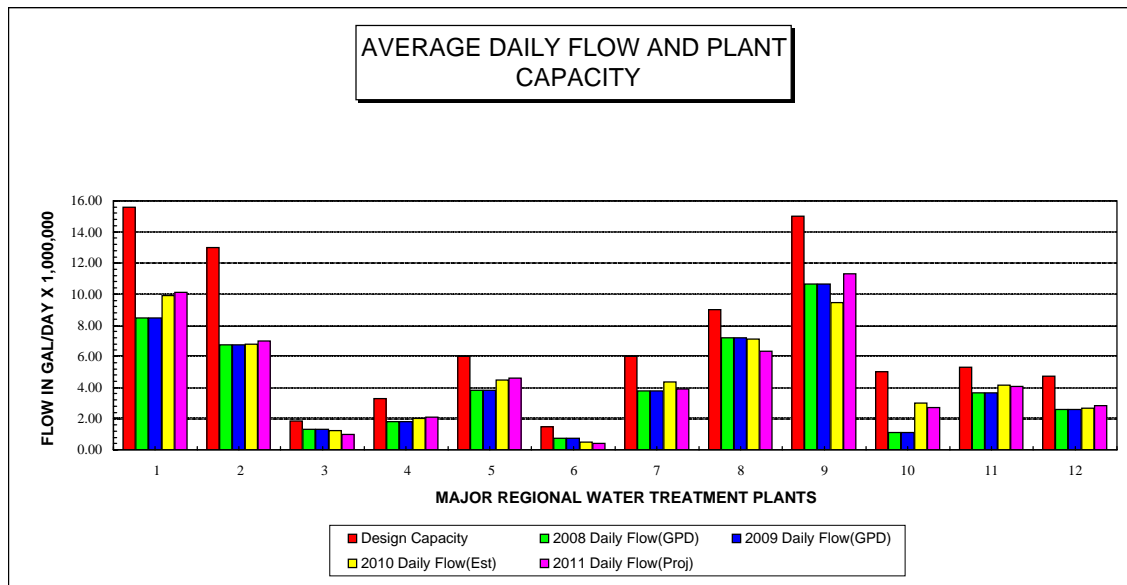


TABLE 5

MAJOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME		PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
			ACTUAL	ACTUAL	ESTIMATED	PROJECTED
			2008	2009	2010	2011
BONITA SPRINGS UTILITIES						
	- WATER RECLAMATION WEST WWTP	7,000,000	3,799,000	2,107,000	2,200,000	2,300,000
	- WATER RECLAMATION EAST WWTP	4,000,000	1,141,000	2,731,000	2,800,000	2,900,000
1	TOTAL - BONITA SPRINGS UTILITIES	11,000,000	4,940,000	4,838,000	5,000,000	5,200,000
CITY OF FORT MYERS						
2	- RALEIGH STREET WWTP	11,000,000	9,570,000	6,710,000	7,000,000	7,100,000
3	- SOUTH DRIVE WWTP	12,000,000	12,040,000	9,130,000	10,000,000	10,100,000
GASPARILLA ISLAND WATER ASSOC.						
4	- GASPARILLA ISLAND WATER DOM DIW	705,000	441,000	428,000	440,000	450,000
LEE COUNTY UTILITIES						
5	- GATEWAY SERVICES-DIST 1 WWTP	1,000,000	651,000	628,000	640,000	645,000
6	- FIESTA VILLAGE WWTP	5,000,000	2,937,000	3,633,000	3,800,000	3,900,000
7	- FT MYERS BEACH WWTP	6,000,000	5,161,000	4,543,000	4,750,000	4,900,000
8	- THREE OAKS WWTP	6,000,000	2,759,000	2,574,000	2,700,000	2,800,000
9	- WATERWAY ESTATES WWTP	1,500,000	1,350,000	1,133,000	1,200,000	1,250,000
FLORIDA GOVERNMENTAL UTILITY AUTH						
10	- LEHIGH ACRES WWTP	2,300,000	3,090,000	2,299,000	2,300,000	2,300,000
NORTH FT MYERS UTILITIES						
11	- SUNCOAST WWTP	3,500,000	2,327,000	1,949,000	2,100,000	2,200,000

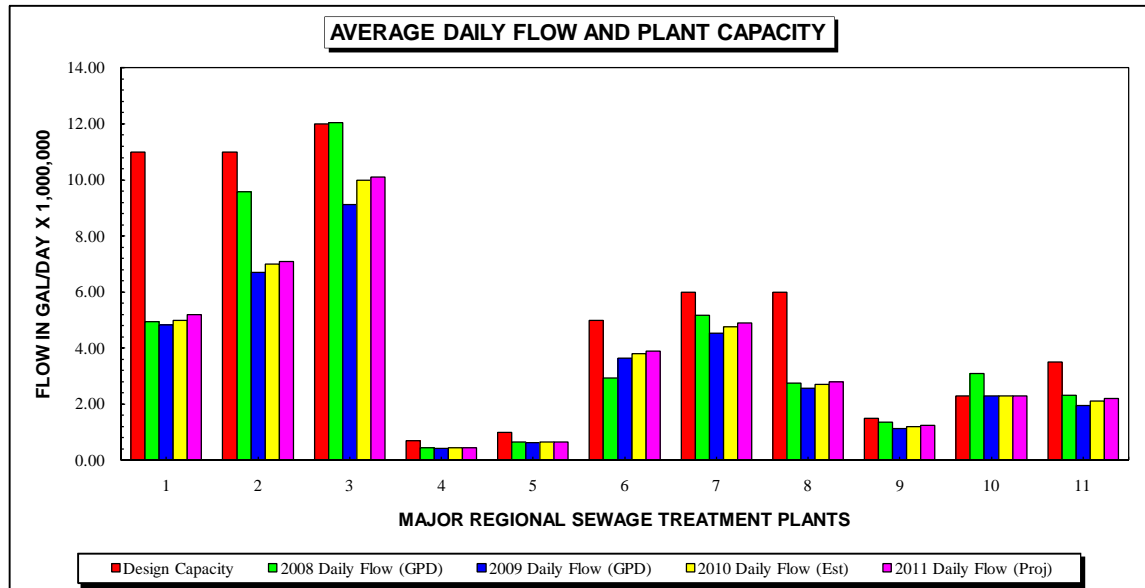


TABLE 9

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
- EXISTING COUNTY PARKS FY 09/10 -		
Alva Boat Ramp	Alva	1
Beach Accesses	Multiple locations	6
Big Hickory Island Preserve	Bonita Beach	290
Bokeelia Boat Ramp & Cottages	Pine Island	2
Bowditch Point Park	Ft. Myers Beach	18
Bonita Beach Access #1	Bonita Beach	1
Bonita Beach Park	Bonita Beach	3
Bowman's Beach Park	Sanibel Island	187
Caloosahatchee Regional Park	E. Ft. Myers	765 (1)
Davis Boat Ramp	Alva	1
Dog Beach	Ft. Myers Beach	28
Pine Island Commercial Marina Boat Ramp	Pine Island	10
Florida Gulf Coast University Pool	Estero	2 (3)
Hickey Creek Mitigation Park	Alva	780
Imperial River Boat Ramp	Bonita Springs	8
Jim Fleming Ecological Park (operated by ECWCD)	Lehigh Acres	3
Lake Camille/Charley Matheny Park & Lake Denise (operated by ECWCD)	Lehigh Acres	3
Lakes Regional Park	S. Ft. Myers	331
Lee County Civic Center	N. Ft. Myers	97
Lee County Sports Complex	S. Ft. Myers	50
Little Hickory Island Park	Bonita Beach	2
Lynn Hall Memorial Park	Ft. Myers Beach	5
Manatee Park	E. Ft. Myers	21 (2)
Matanzas Pass Preserve	Ft. Myers Beach	59
Matlacha Regional Park	Matlacha	1
Nalle Grade Regional Park	N. Ft. Myers	25
Newton Beach Park	Ft. Myers Beach	1
Punta Rassa (Frizele-Kontinos) Boat Ramp	Iona	11
Red Sox Minor League Complex (5 Plex)	Ft. Myers	58
Red Sox City of Palms Stadium	Ft. Myers	13
Russell Boat Ramp	E. Ft. Myers	1
San Carlos Bay Bunche Beach Preserve	Iona	2
Sanibel Causeway Park	Sanibel Island	20
Six Mile Cypress Slough Preserve	S. Ft. Myers	91
Terry Park	Ft. Myers	36
Turner Beach Park	Captiva Island	1
John Yarbrough Linear Park	S. Ft. Myers	107
Williams Greenway Park (operated by ECWCD)	Lehigh Acres	5
	Subtotal	3,045
- EXISTING CITY PARKS FY 09/10 -		
Calusa Nature Center	Ft. Myers	105
Centennial Park	Ft. Myers	10
ECO Park	Cape Coral	365
Mound House	Ft. Myers Beach	3
Newton Park	Ft. Myers Beach	1
North Colonial Linear Park	Ft. Myers	63
Riverside Park	Ft. Myers	4
Trailhead Regional Park	Ft. Myers	5
	Subtotal	556

TABLE 9 (Cont'd)
LEE COUNTY REGIONAL PARK INVENTORY

- EXISTING STATE PARKS FY 09/10 -

Cayo Costa State Park	Cayo Costa Island	850
Gasparilla State Recreation Area	Boca Grande	135
Koreshan State Historic Site	Estero	175
Lover's Key Carl E. Johnson State Park	S. of Ft. Myers Beach	1,616
	Subtotal	<u>2,776</u>

- EXISTING FEDERAL PARKS FY 09/10 -

Ding Darling National Wildlife Refuge	Sanibel Island	650
Franklin Locks Recreation Area	E. Ft. Myers	63
Sanibel Lighthouse (operated by City of Sanibel)	Sanibel Island	<u>30</u>
	Subtotal	743
	Cumulative Total	7,120

PLANNED REGIONAL PARKS

PARK NAME	LOCATION	ACRES
- Parks Planned FY 10/11-		
None planned		<u>0</u>
	Subtotal	0
	Cumulative Total	7,120
- Future Parks -		
Able Canal Greenway	Lehigh Acres	75
Idalia Regional Park	Olga	13
Harnes Marsh Park & Preserve	Lehigh Acres	560
Yellow Fever Creek Park & Preserve	Cape Coral	<u>195</u>
	Subtotal	843
	Cumulative Total	7,963

- (1) The County has a 99 year lease on the property from the State of Florida
- (2) The County has a 99 year lease on the property from Florida Power & Light
- (3) Joint use acreage with Florida Gulf Coast University

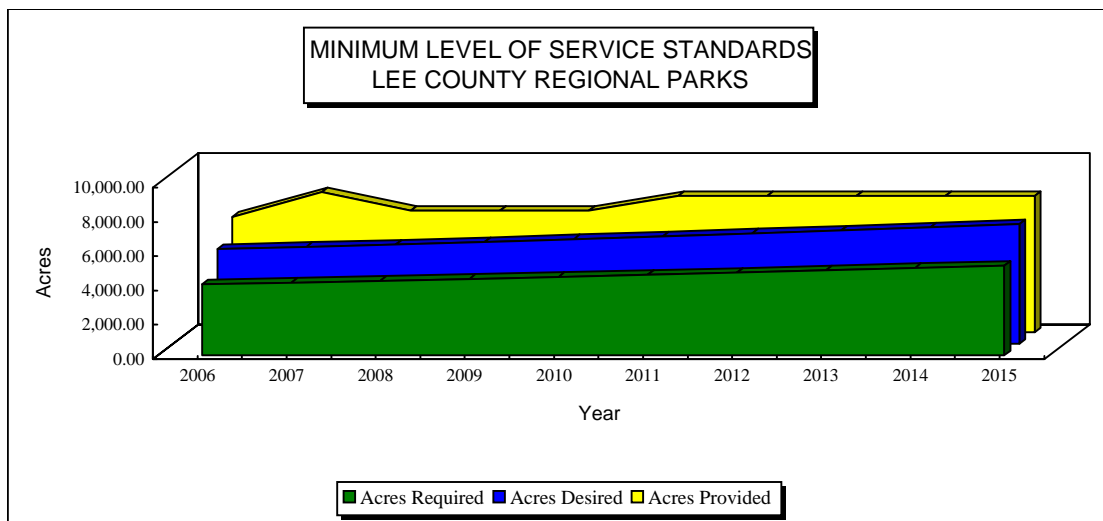


TABLE 17

District # 44
South Fort Myers Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 09/10 -		
Cypress Lake Community Pool	S. Ft. Myers	2
Cypress Lake High School	S. Ft. Myers	3 *
Harlem Heights Community Park	S. Ft. Myers	5
Hunter Park	S. Ft. Myers	8
Jerry Brooks Park	S. Ft. Myers	10
Kelly Road Community Park	S. Ft. Myers	42
Lexington Middle School	S. Ft. Myers	7 *
Rutenberg Park	S. Ft. Myers	40
Lee County Sports Complex (Softball)	S. Ft. Myers	30
Tanglewood Elementary School	S. Ft. Myers	3 *
Villas Elementary School	S. Ft. Myers	3 *
Wa-Ke Hatchee Recreation Center	S. Ft. Myers	<u>1</u>
Subtotal		154
- Parks Planned FY 09/10 -		
Wa-Ke Hatchee Park	S. Ft. Myers	<u>44</u>
Cumulative Total		198

* Joint use acreage with the Lee County School District

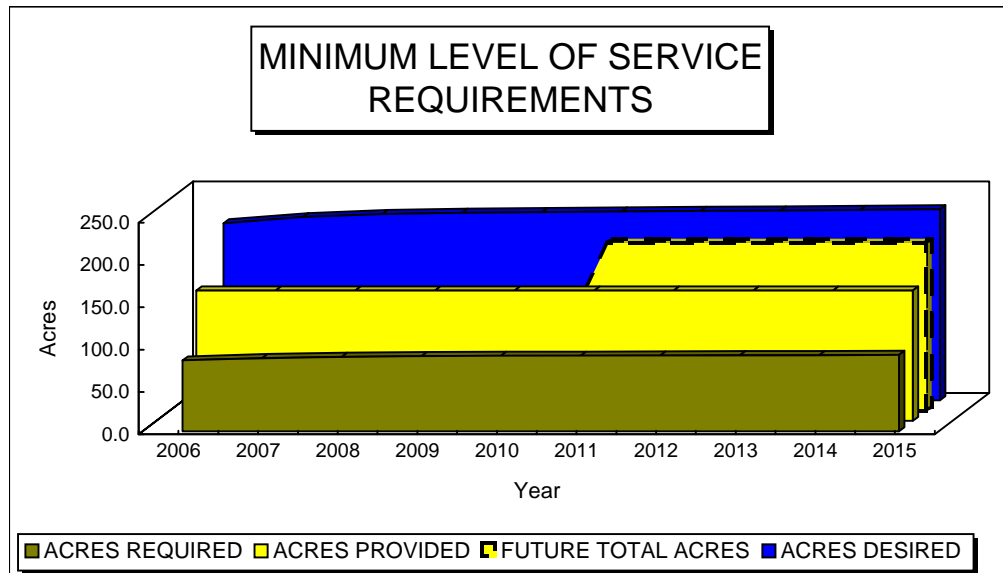


TABLE 20

**SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS**

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 7, 2010----->			<-----PROJECTED 2010 - 2011 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
S1	Allen Park Elementary	930	1,028		1,028	1,028	-	
	Colonial Elementary	765	922		922	922	-	
	Edison Park Elementary	387	449		449	449	-	
	Franklin Park Elementary	488	579		579	579	-	
	Heights Elementary	902	1,306		1,306	1,306	-	
	Orangewood Elementary	714	614		614	614	-	
	Ray Pottorf Elementary	611	864		864	864	-	
	Tanglewood/Riverside Elementary [1]	730	786		786	786	-	
	Villas Elementary	802	881		881	881	-	
	Survey Changes in Elementary South Zone	-	-	-	-	-	-	
	Elementary Totals	6,329	7,429	1,100	7,429	7,429	0	1,100
	Cypress Lake Middle	726	805		805	805	-	
	Fort Myers Middle	535	858		858	858	-	
	P.L. Dunbar Middle	887	1,013		1,013	1,013	-	
	Survey Chanages in Middle South Zone	-	-	-	-	-	-	
	Middle Totals	2,148	2,676	528	2,676	2,676	0	528
	Cypress Lake High	1,586	1,619		1,619	1,619	-	
	Fort Myers High	1,757	1,859		1,859	1,859	-	
	Survey Changes in High South Zone	-	-	-	-	-	-	
	High Totals	3,343	3,478	135	3,478	3,478	0	135
S2	Rayma Page Elementary	718	846		846	846	-	
	San Carlos Park Elementary	842	1,026		1,026	1,026	-	
	Three Oaks Elementary	734	731		731	731	-	
	Elementary Totals	2,294	2,603	309	2,603	2,603	0	309
	Lexington Middle	937	1,034		1,034	1,034	-	
	Three Oaks Middle	798	986		986	986	-	
	Middle Totals	1,735	2,020	285	2,020	2,020	0	285
	South Fort Myers High	1,498	1,910		1,910	1,910	-	
	High Totals	1,498	1,910	412	1,910	1,910	0	412
S3	Bonita Springs Elementary	457	396		396	396	-	
	Pinewoods Elementary	902	1,060		1,060	1,060	-	
	Spring Creek Elementary	712	753		753	753	-	
	Elementary Totals	2,071	2,209	138	2,209	2,209	0	138
	Bonita Springs Middle	639	888		888	888	-	
	Middle Totals	639	888	249	888	888	0	249
	Esterio High	1,486	1,636		1,636	1,636	-	
	High Totals	1,486	1,636	150	1,636	1,636	0	150
S4	Fort Myers Beach Elementary	149	200		200	200	-	
	Elementary Totals	149	200	51	200	200	0	51
S5	Sanibel School (K-5)	247	277		277	277	-	
	Elementary Totals	247	277	30	277	277	0	30
	Sanibel School (6-8)	126	118		118	118	-	
	Middle Totals	126	118	(8)	118	118	0	(8)
Elem Totals - South		11,090	12,718	1,628	12,718	12,718	0	1,628
Middle Totals - South		4,648	5,702	1,054	5,702	5,702	0	1,054
High Totals - South		6,327	7,024	697	7,024	7,024	0	697
Total South		22,065	25,444	3,379	25,444	25,444	0	3,379

[1] Houses a small 6 - 12 ESE population.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

**28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899**

September 26, 2011

Chief William Lombardo
South Trail Fire District
5531 Halifax Ave
Fort Myers, FL 33912

**RE: Fiddlesticks Boulevard – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Chief Lombardo,

Waldrop Engineering, P.A. is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 394+/-acres and is located along Fiddlesticks Blvd. in central Lee County. A location map depicting the subject property has been enclosed for your review.

The Applicant is proposing to amend the property's Future Land Use Designation from "Rural" and "Wetlands" to "Outlying Suburban". The amendment will allow for the development of an infill community, similar in nature to the surrounding residential communities.

The proposed population at build out is estimated at 2,805 (maximum of 1,122 dwelling units X 2.5 persons per unit). Additionally, the Applicant intends to develop approximately 20,000 s.f. of commercial uses within the project. Buildout is anticipated to occur by 2021; however this date is variable depending upon market demand.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter.

If you should have any questions or require further information, please do not hesitate to contact me directly at (239) 405-7777 or alexisc@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosure

cc: Ron Zul, Brian Scott Realty, Inc.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

**28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899**

September 26, 2011

Chief Kim Dickerson
Lee County Emergency Medical Services
P.O. Box 398
Ft. Myers, FL 33902-0398

**RE: Fiddlesticks Boulevard – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Chief Dickerson,

Waldrop Engineering, P.A. is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 394+/-acres and is located along Fiddlesticks Blvd. in central Lee County. A location map depicting the subject property has been enclosed for your review.

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WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

**28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899**

September 26, 2011

WastePro
P.O. Box 60717
Ft. Myers, FL 33906-0717

**RE: Fiddlesticks Boulevard – Comprehensive Plan Amendment
Letter of Service Availability**

To Whom It May Concern,

Waldrop Engineering, P.A. is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 394+/-acres and is located along Fiddlesticks Blvd. in central Lee County. A location map depicting the subject property has been enclosed for your review.

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WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosure

cc: Ron Zul, Brian Scott Realty, Inc.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

**28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899**

September 26, 2011

Mr. Jason Lamey
Lee County Parks & Recreation
3410 Palm Beach Blvd.
Fort Myers, FL 33916

**RE: Fiddlesticks Boulevard – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Mr. Lamey,

Waldrop Engineering, P.A. is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 394+/-acres and is located along Fiddlesticks Blvd. in central Lee County. A location map depicting the subject property has been enclosed for your review.

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Sincerely,

WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosure

cc: Ron Zul, Brian Scott Realty, Inc.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

**28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899**

September 26, 2011

Mr. Daniel Rudge
Lee County Transit
6035 Landing View Road
Fort Myers, FL 33907

**RE: Fiddlesticks Boulevard –Comprehensive Plan Amendment
Letter of Service Availability**

Dear Mr. Rudge,

Waldrop Engineering, P.A. is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 394+/-acres and is located along Fiddlesticks Blvd. in central Lee County. A location map depicting the subject property has been enclosed for your review.

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Sincerely,

WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosure

cc: Ron Zul, Brian Scott Realty, Inc.



LEE COUNTY
S O U T H W E S T F L O R I D A

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: SEPTEMBER 27, 2011

TO: Mary McCormic
Utilities' Senior Engineering Technician

FROM: ALEXIS CRESPO

FIRM: WALDROP ENGINEERING, P.A.

ADDRESS: 28100 BONITA GRANDE DR., #305

ADDRESS: BONITA SPRINGS, FL 34135 -

PHONE#: (239)405-7777 FAX: (239)405-7899

E-MAIL ADDRESS: ALEXISC@WALDROPENGIN

PROJECT NAME: FIDDLESTICKS BLVD. PARCEL

PROJECT ID (IF APPLICABLE): N/A

STRAP #: 34-45-25-00-00001.0000 AND 34-45-25-00002.0000

LOCATION/SITE ADDRESS: ACCESS UNDETERMINED, FIDDLESTICKS BLVD., FORT MYERS, FL 33912

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) COMPREHENSIVE PLAN AMENDMENT

PLANNED USE:

- ☒ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☒ SINGLE-FAMILY ☐ MULTI-FAMILY)
☐ OTHER: (PLEASE SPECIFY) _____

PLANNED # OF UNITS/BUILDINGS: 1,122

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) 20000

AVERAGE ESTIMATED DAILY FLOW (GPD): 282,500 (☒ WATER ☒ WASTE-WATER ☐ REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA
SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: _____

Residential: 100 Gpd Per Capita X 1,122 S.F. Units X 2.5 Persons Per Unit = 280,500 Gpd

Commercial: 0.1 GPD For Shopping Centers X 20,000 S.F. = 2,000 GPD

Please e-mail the completed form at mccormmm@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

**FIDDLESTICKS BLVD. PARCEL
LEE COUNTY COMPREHENSIVE PLAN AMENDMENT
ENVIRONMENTAL ASSESSMENT**

September 2011

Prepared For:

***Jeffrey B. Freeman Trust &
FSM of Fort Myers, LLC
4245 Fowler Street
Fort Myers, Florida 33901
(239) 226-4236***

Prepared By:

***Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067***

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INTRODUCTION

An environmental assessment was conducted on the Fiddlesticks Blvd. Parcel (Project) to document existing land uses and vegetative cover; research potential utilization by wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and U.S. Fish and Wildlife Service (USFWS) as Threatened, Endangered, or Species of Special Concern and for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as Threatened, Endangered, or Commercially Exploited; and survey for Lee County protected species. The assessment included field surveys to map vegetation communities and to perform a Lee County protected species survey. This report summarizes the results of the environmental assessment.

The Project totals 356.15± acres and is located in Section 34, Township 44 South, Range 25 East, Lee County (Figure 1). The property is predominantly improved pasture and forested areas. The Project's east property line directly abuts the future alignment for the Three Oaks Parkway Extension. Surrounding land uses include Interstate 75 (I-75) to the east, single-family residential and golf communities to the west and north, and the I-75 canal to the south (Exhibit A).

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted using 2010 Lee County rectified aerials. Groundtruthing to map the vegetative communities was conducted on September 20, 2011 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Levels III and IV (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. "E" codes were used to identify levels of exotic infestation (i.e., Brazilian pepper (*Schinus terebinthifolius*)). AutoCAD Map 3D 2011 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map (Exhibit B). An aerial photograph of the property with an overlay of the FLUCFCS is provided as Exhibit C.

A total of 28 vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the property. Exhibit C includes a table which summarizes the FLUCFCS codes and provides an acreage breakdown. A description of each FLUCFCS code follows and is also included in Exhibit D.

SOILS

The soils for the property, per the Natural Resource Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit E and listed in Exhibit F. A brief description for each soils type per the Soil Survey of Lee County, Florida (Soil Conservation Service 1998) is included in Exhibit F.

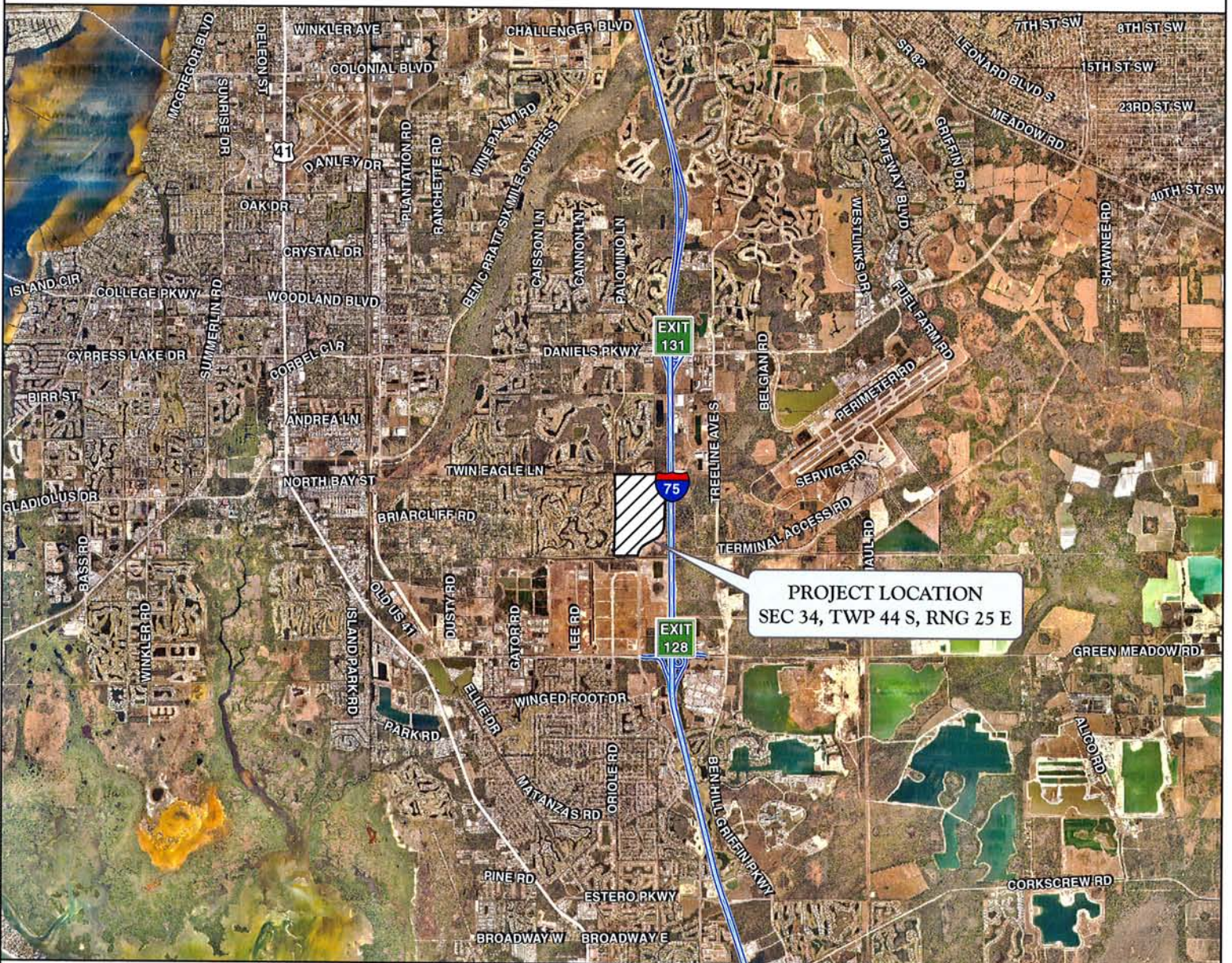
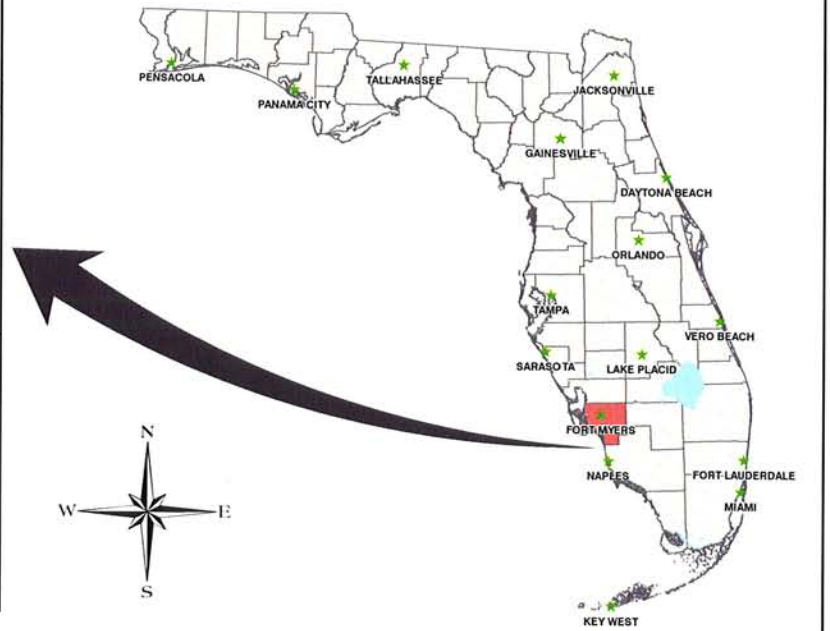
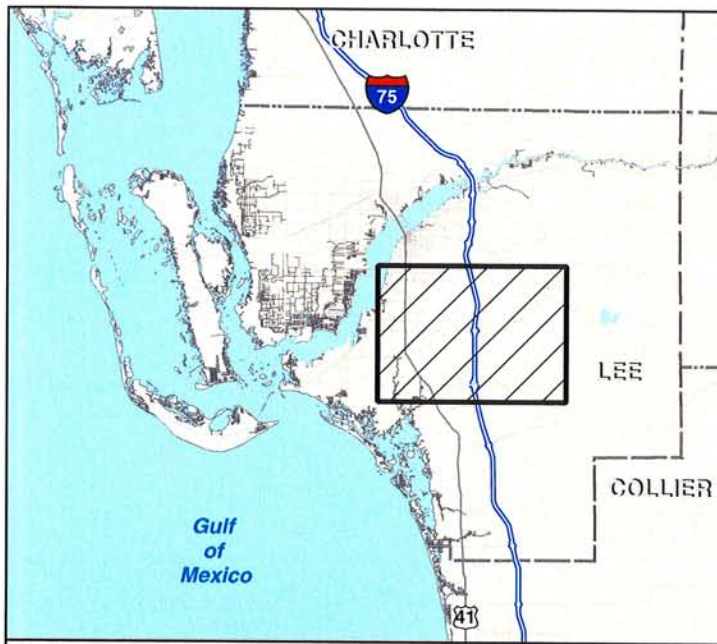


FIGURE 1. PROJECT LOCATION MAP
FIDDLESTICKS BLVD. PARCEL

DRAWN BY	DATE
F.L.	9/15/11
REVIEWED BY	DATE
J.H.	9/15/11
REVISED	DATE

 **PASSARELLA**
& ASSOCIATES

LISTED SPECIES

Listed wildlife species as listed by the FWCC and the USFWS (FWCC 2011) that have the potential to occur on the Project are listed in Table 1. Listed plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project are listed in Table 2. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, the FWCC records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit G). No documented occurrences are recorded on the property.

Table 1. Listed Wildlife Species That Could Potentially Occur on the Fiddlesticks Blvd. Parcel

Common Name	Scientific Name	Designated Status	
		FWCC	USFWS
Amphibians and Reptiles			
American Alligator	<i>Alligator mississippiensis</i>	FT(S/A)	T(S/A)
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT	T
Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	-
Gopher Frog	<i>Rana capito</i>	SSC	-
Birds			
Wood Stork	<i>Mycteria americana</i>	FE	E
Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	ST	-
Roseate Spoonbill	<i>Platalea ajaja</i>	SSC	
Little Blue Heron	<i>Egretta caerulea</i>	SSC	-
Limpkin	<i>Aramus guarana</i>	SSC	-
Snowy Egret	<i>Egretta thula</i>	SSC	-
Tri-Colored Heron	<i>Egretta tricolor</i>	SSC	-
White Ibis	<i>Eudocimus albus</i>	SSC	-
Everglade Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	E
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	ST	-
Mammals			
Big Cypress Fox Squirrel	<i>Sciurus niger avicennia</i>	ST	-

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

E – Endangered

FE – Federal Endangered

FT – Federal Threatened

FT(S/A) – Federally Threatened due to similarity of appearance

SSC – Species of Special Concern

ST – State Threatened

T(S/A) – Threatened due to similarity of appearance

American Alligator (*Alligator mississippiensis*)

The American alligator could potentially occur within the Freshwater Marsh (FLUCFCS Code 6419), Shallow Pond (FLUCFCS Code 525), and native forested and herbaceous wetlands within the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The Eastern indigo snake could potentially occur within the native upland and wetland habitats on the Project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise (*Gopherus polyphemus*).

Gopher Tortoise

Habitat for gopher tortoises exists on the Project site in Palmetto Prairie (FLUCFCS Code 3219), Pine Flatwoods (FLUCFCS Code 411), Disturbed Land (FLUCFCS Code 740), Spoil Area (FLUCFCS Code 743), and Berm (FLUCFCS Code 747) areas on the Project site.

Gopher Frog (*Rana areolata*)

The gopher frog is typically found in association with populations of gopher tortoise. Preferred breeding habitat includes seasonally flooded grassy ponds and cypress ponds that lack fish populations (Moler 1992).

Wood Stork (*Mycteria americana*)

Potential foraging habitat for wood stork includes Drainage Canal/Ditch (FLUCFCS Code 514), Cypress (FLUCFCS Code 6219), Cypress/Pine/Cabbage Palm (FLUCFCS Code 6249), and Freshwater Marsh (FLUCFCS Code 6419) areas on the Project site. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Florida Sandhill Crane (*Grus canadensis pratensis*)

Potential foraging habitat for Florida sandhill crane may exist within the Palmetto Prairie (FLUCFCS Code 3219), Ditch (FLUCFCS Code 514), Freshwater Marsh (FLUCFCS Code 6419), Disturbed Land (FLUCFCS Code 740), and Cleared Land (FLUCFCS Code 746) areas on the Project site. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*).

Roseate Spoonbill (*Platalea ajaja*)

Potential foraging habitat for roseate spoonbill includes Drainage Canal/Ditch (FLUCFCS Code 514) and Shallow Pond (FLUCFCS Code 525) areas on the Project site. The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al.* 1991) list no bird rookeries on the subject parcel.

Little Blue Heron (*Egretta caerulea*)

Potential foraging habitat for little blue heron includes Drainage Canal/Ditch (FLUCFCS Code 514), Cypress (FLUCFCS Code 6219), Cypress/Pine/Cabbage Palm (FLUCFCS Code 6249), and Freshwater Marsh (FLUCFCS Code 6419) areas on the Project site.

Limpkin (*Aramus guarana*)

Potential habitat for limpkin includes Drainage Canal/Ditch (FLUCFCS Code 514), Cypress (FLUCFCS Code 6219), Cypress/Pine/Cabbage Palm (FLUCFCS Code 6249), and Freshwater Marsh (FLUCFCS Code 6419) areas on the Project site.

White Ibis (*Eudocimus albus*)

Potential habitat for white ibis includes Drainage Canal/Ditch (FLUCFCS Code 514), Cypress (FLUCFCS Code 6219), Cypress/Pine/Cabbage Palm (FLUCFCS Code 6249), and Freshwater Marsh (FLUCFCS Code 6419) areas on the Project site.

Snowy Egret (*Egretta thula*)

Potential habitat for snowy egret includes Drainage Canal/Ditch (FLUCFCS Code 514), Cypress (FLUCFCS Code 6219), Cypress/Pine/Cabbage Palm (FLUCFCS Code 6249), and Freshwater Marsh (FLUCFCS Code 6419) areas on the Project site.

Tri-Colored Heron (*Egretta tricolor*)

Potential habitat for tri-colored heron includes Drainage Canal/Ditch (FLUCFCS Code 514), Cypress (FLUCFCS Code 6219), Cypress/Pine/Cabbage Palm (FLUCFCS Code 6249), and Freshwater Marsh (FLUCFCS Code 6419) areas on the Project site.

Bald Eagle (*Haliaeetus leucocephalus*)

Habitat for the bald eagle exists in Pine Flatwoods (FLUCFCS Code 4119), Hydric Pine (FLUCFCS Code 6259), and Cypress (FLUCFCS Code 6219) areas on the Project site.

Southeastern American Kestrel (*Falco sparverius paulus*)

Potential habitat for Southeastern American kestrel may exist within the Improved Pasture (FLUCFCS Code 211) areas on the Project site. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sandpine scrub areas of north and central Florida (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

Potential habitat for the Big Cypress fox squirrel exists on the Project site in Pine Flatwoods (FLUCFCS Code 4119), Pine (FLUCFCS Code 4159), Hydric Pine (FLUCFCS Code 6259), and Cypress (FLUCFCS Code 6219) areas on the Project site. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Table 2. Listed Plant Species That Could Potentially Occur on the Fiddlesticks Blvd. Parcel

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Curtis Milkweed	<i>Asclepias curtisii</i>	E	-	3219 E2/3219 E3
Beautiful Paw-Paw	<i>Deeringothamus pulchellus</i>	E	E	3219 E1/3219 E2/ 4119 E1/ 4119 E2/4119 E4

Table 2. (Continued)

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Satinleaf	<i>Chrysophyllum olivaeforme</i>	T	-	4119 E1/ 4119 E2/4119 E4
Fakahatchee Burmannia	<i>Burmannia flava</i>	E	-	3219 E1/3219 E2/ 4119 E1/ 4119 E2/4119 E4

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

E – Endangered

T – Threatened

A Lee County protected species survey was conducted within the Project site on September 21 and 22, 2011. Eight Lee County protected species were observed during the surveys. The observed species include 7 wood stork (*Mycteria Americana*), 2 Florida sandhill crane (*Grus canadensis pratensis*), 4 roseate spoonbill (*Platalea ajaja*), 3 little blue heron (*Egretta caerulea*), 6 snowy egret (*Egretta thula*), 2 tri-colored heron (*Egretta tricolor*), 20± white ibis (*Eudocimus albus*), and 1 Big Cypress fox squirrel (*Sciurus niger avicennia*). A summary of the protected species observed within the Project is provided in Table 3. The locations of the observed protected species are depicted in Exhibit H.

Table 3. Listed Wildlife Species Documented on the Fiddlesticks Blvd. Parcel

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
Wood Stork	<i>Mycteria americana</i>	FE	E	211
Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	ST	-	211
Roseate Spoonbill	<i>Platalea ajaja</i>	SSC	-	211
Little Blue Heron	<i>Egretta caerulea</i>	SSC	-	211
Snowy Egret	<i>Egretta thula</i>	SSC	-	211
Tri-Colored Heron	<i>Egretta tricolor</i>	SSC	-	211
White Ibis	<i>Eudocimus albus</i>	SSC	-	211
Big Cypress Fox Squirrel	<i>Sciurus niger avicennia</i>	ST	-	6259 E1

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

E – Endangered

FE – Federally Endangered

SSC – Species of Special Concern

ST – State Threatened

SUMMARY

A total of 28 vegetative associations and land uses (i.e., FLUCFCS types) have been identified on the 356.15± acre Project. The dominant land uses on the site are improved pasture and forested areas including pine flatwoods and wetland forested habitats.

During the protected species survey conducted on the Project a total of eight protected species were identified utilizing the Project site. These species include wood stork, Florida sandhill crane, roseate spoonbill, little blue heron, snowy egret, tri-colored heron, white ibis, and a Big Cypress fox squirrel.

REFERENCES

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- Florida Department of Agriculture and Consumer Services (DOACS). Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.
- Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.
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EXHIBIT A

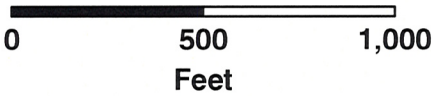
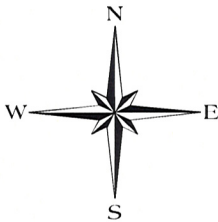
AERIAL WITH BOUNDARY

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LEGEND

 FIDDELSTICKS BLVD. PARCEL



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2010.

COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

DRAWN BY	DATE
F.L.	9/15/11
REVIEWED BY	DATE
J.H.	9/15/11
REVISED	DATE

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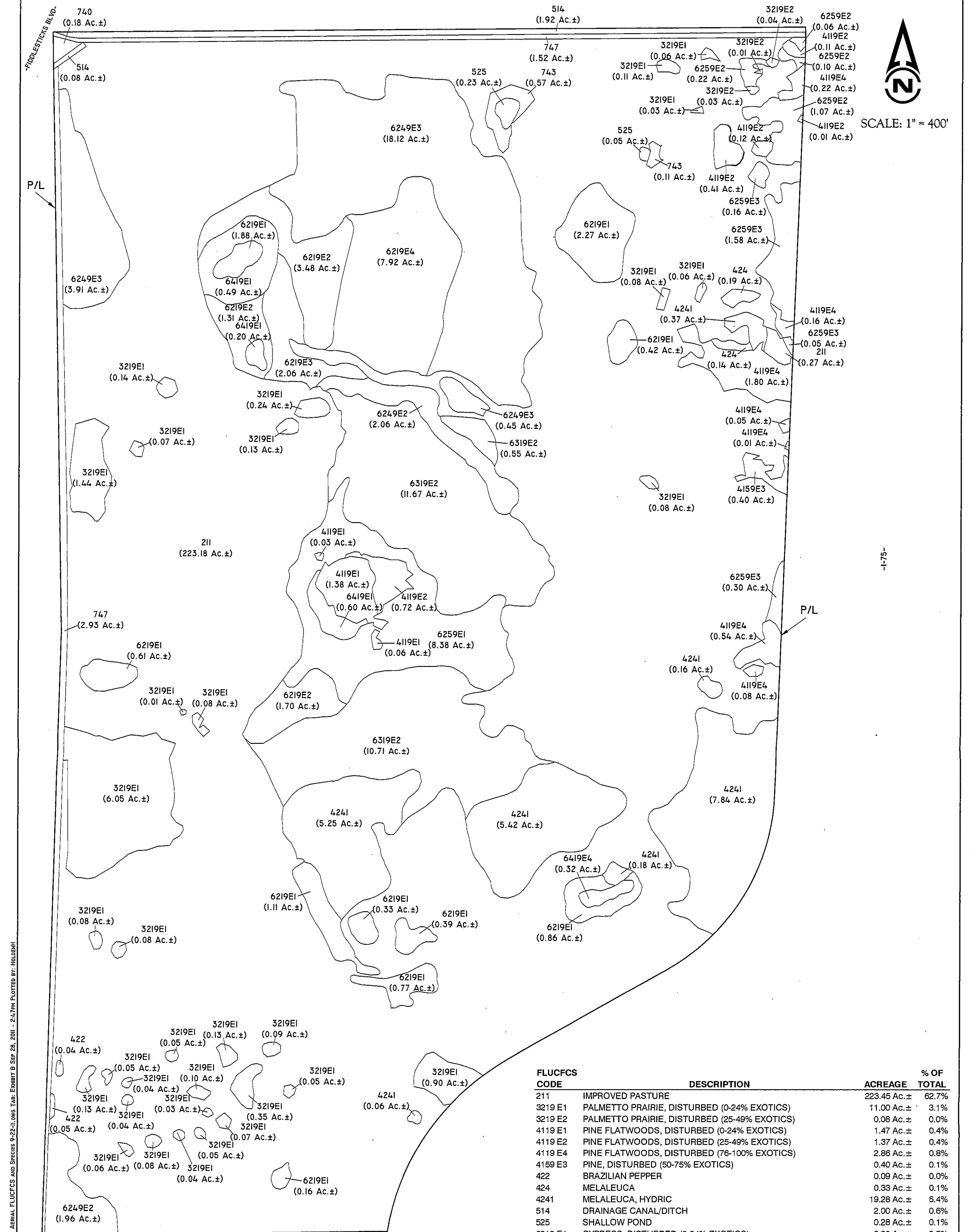


PASSARELLA
& ASSOCIATES, INC.

FIDDELSTICKS BLVD. PARCEL
AERIAL WITH BOUNDARY

DRAWING No.
05JFF1341
SHEET No.
EXHIBIT A

EXHIBIT B
FLUCFCS MAP



NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY BOUNDARY PER METRON SURVEYING AND MAPPING, LLC DRAWING NO. 9484ENG.DWG DATED ON DECEMBER 11, 2007.

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	223.45 Ac.±	62.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	11.00 Ac.±	3.1%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	0.08 Ac.±	0.0%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	1.47 Ac.±	0.4%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	1.37 Ac.±	0.4%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.86 Ac.±	0.8%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.40 Ac.±	0.1%
422	BRAZILIAN PEPPER	0.09 Ac.±	0.0%
424	MELALEUCA	0.33 Ac.±	0.1%
4241	MELALEUCA, HYDRIC	19.28 Ac.±	5.4%
514	DRAINAGE CANAL/DITCH	2.00 Ac.±	0.6%
525	SHALLOW POND	0.28 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	8.80 Ac.±	2.5%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	6.49 Ac.±	1.8%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	2.06 Ac.±	0.6%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	7.92 Ac.±	2.2%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	4.02 Ac.±	1.1%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	22.48 Ac.±	6.3%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	8.38 Ac.±	2.4%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	1.45 Ac.±	0.4%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	2.09 Ac.±	0.6%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	22.93 Ac.±	6.4%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.29 Ac.±	0.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.32 Ac.±	0.1%
740	DISTURBED LAND	0.18 Ac.±	0.1%
743	SPOIL AREAS	0.68 Ac.±	0.2%
747	BERM	4.45 Ac.±	1.2%
TOTAL		356.15 Ac.±	100.0%

EXHIBIT C

AERIAL WITH FLUCFCS MAP



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2010.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY BOUNDARY PER METRON SURVEYING AND MAPPING, LLC DRAWING NO. 9484ENG.DWG DATED ON DECEMBER 11, 2007.

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	223.45 Ac.±	62.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	11.00 Ac.±	3.1%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	0.08 Ac.±	0.0%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	1.47 Ac.±	0.4%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	1.37 Ac.±	0.4%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.86 Ac.±	0.8%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.40 Ac.±	0.1%
422	BRAZILIAN PEPPER	0.09 Ac.±	0.0%
424	MELALEUCA	0.33 Ac.±	0.1%
4241	MELALEUCA, HYDRIC	19.28 Ac.±	5.4%
514	DRAINAGE CANAL/DITCH	2.00 Ac.±	0.6%
525	SHALLOW POND	0.28 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	8.80 Ac.±	2.5%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	6.49 Ac.±	1.8%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	2.06 Ac.±	0.6%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	7.92 Ac.±	2.2%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	4.02 Ac.±	1.1%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	22.48 Ac.±	6.3%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	8.38 Ac.±	2.4%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	1.45 Ac.±	0.4%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	2.09 Ac.±	0.6%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	22.93 Ac.±	6.4%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.29 Ac.±	0.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.32 Ac.±	0.1%
740	DISTURBED LAND	0.18 Ac.±	0.1%
743	SPOIL AREAS	0.68 Ac.±	0.2%
747	BERM	4.45 Ac.±	1.2%
TOTAL		356.15 Ac.±	100.0%

DRAWN BY	DATE
D.B.	9/22/11
REVIEWED BY	DATE
J.H.	9/22/11
REVISED	DATE

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Fax (239) 274-0069



FIDDLESTICKS BLVD. PARCEL
AERIAL WITH FLUCFCS MAP

DRAWING No.	05JFF1341
SHEET No.	05JSM1342
EXHIBIT C	

EXHIBIT D

**EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS**

**FIDDLESTICKS BLVD. PARCEL
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS**

The following table summarizes the FLUCFCS codes and provides an acreage breakdown of the habitat types found on the Fiddlesticks Blvd. Parcel property, while a description of each of the FLUCFCS classifications follows.

Existing Land Use and Cover Summary

FLUCFCS Code	Habitat	Acreage	Percent of Total
211	Improved Pasture	223.45	62.7
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	11.00	3.1
3219 E2	Palmetto Prairie, Disturbed (25-49% Exotics)	0.08	<0.1
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	1.47	0.4
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	1.37	0.4
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	2.86	0.8
4159 E3	Pine, Disturbed (50-75% Exotics)	0.40	0.1
422	Brazilian Pepper	0.09	<0.1
424	Melaleuca	0.33	0.1
4241	Melaleuca, Hydric	19.28	5.4
514	Drainage Canal/Ditch	2.00	0.6
525	Shallow Pond	0.28	0.1
6219 E1	Cypress, Disturbed (0-24% Exotics)	8.80	2.5
6219 E2	Cypress, Disturbed (25-49% Exotics)	6.49	1.8
6219 E3	Cypress, Disturbed (50-75% Exotics)	2.06	0.6
6219 E4	Cypress, Disturbed (76-100% Exotics)	7.92	2.2
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics)	4.02	1.1
6249 E3	Cypress/Pine/Cabbage Palm, Disturbed (50-75% Exotics)	22.48	6.3
6259 E1	Pine, Hydric, Disturbed (0-24% Exotics)	8.38	2.4
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	1.45	0.4
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	2.09	0.6
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	22.93	6.4
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	1.29	0.4
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	0.32	0.1
740	Disturbed Land	0.18	0.1
743	Spoil Areas	0.68	0.2
747	Berm	4.45	1.2
Total		356.15	100.0

Improved Pasture (FLUCFCS Code 211)

Improved pasture occupies 223.45± acres or 62.7 percent of the property. The canopy and sub-canopy is open and includes widely scattered slash pine (*Pinus elliottii*). The ground cover is mostly bare ground and includes areas of bahiagrass (*Paspalum notatum*), broomsedge bluestem (*Andropogon virginicus*), flatsedge (*Cyperis* sp.), and torpedograss (*Panicum repens*). The improved pasture throughout the area will be seeded with bahiagrass.

Palmetto Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 3219 E1)

This community type occupies 11.00± acres or 3.1 percent of the property. The canopy contains scattered slash pine and cabbage palm (*Sabal palmetto*). The sub-canopy contains wax myrtle (*Myrica cerifera*), saltbush (*Baccharis halimifolia*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover contains saw palmetto (*Serenoa repens*), caesarweed (*Urena lobota*), beautyberry (*Callicarpa americana*), St. John Wort (*Hypericum cystifolium*), broomsedge bluestem, Brazilian pepper, and greenbrier (*Smilax* sp.).

Palmetto Prairie, Disturbed (25-49% Exotics) (FLUCFCS Code 3219 E2)

This community type occupies 0.08± acre or less than 0.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 3219 E1, except with 25 to 49 percent melaleuca in the sub-canopy.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)

This community type occupies 1.47± acres or 0.4 percent of the property. The canopy contains slash pine, scattered cabbage palm, and melaleuca. The sub-canopy contains dahoon holly (*Ilex cassine*), myrsine (*Rapanea punctata*), and wax myrtle. The ground cover contains saw palmetto, broomsedge bluestem, caesarweed, and grapevine (*Vitis rotundifolia*).

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)

This community type occupies 1.37± acres or 0.4 percent of the property. The vegetation associations are similar to FLUCFCS Code 4119 E1, except with 25 to 49 percent melaleuca in the sub-canopy.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)

This community type occupies 2.86± acres or 0.8 percent of the property. The vegetation associations are similar to FLUCFCS Code 4119 E2, except with 76 to 100 percent melaleuca in the sub-canopy.

Pine, Disturbed (50-75% Exotics) (FLUCFCS Code 4159 E3)

This community type occupies 0.40± acre or 0.1 percent of the property. The canopy contains slash pine, scattered cabbage palm, and melaleuca. The sub-canopy includes wax myrtle and melaleuca. The ground cover is predominately wiregrass (*Aristida stricta*) with broomsedge bluestem, and bahiagrass.

Brazilian Pepper (FLUCFCS Code 422)

This area occupies 0.09± acre or less than 0.1 percent of the property. The canopy is open. The sub-canopy is dominated by Brazilian pepper with scattered wax myrtle and cabbage palm. The ground cover is mostly bare ground and also includes Brazilian pepper.

Melaleuca (FLUCFCS Code 424)

This non-native habitat occupies 0.33± acre or 0.1 percent of the property. The canopy and sub-canopy consists of melaleuca. The ground cover is mostly bare with occasional grapevine and wiregrass.

Melaleuca, Hydric (FLUCFCS Code 4241)

This non-native habitat occupies 19.28± acres or 5.4 percent of the property. The canopy and sub-canopy consists of melaleuca and scattered cypress (*Taxodium distichum*). The ground cover includes swamp fern (*Blechnum serrulatum*), yellow-eyed grass (*Xyris* sp.), rosy camphorweed (*Pluchea rosea*), little blue maidencane (*Amphicarpum muhlenbergianum*), and climbing hempvine (*Mikania scandens*).

Drainage Canal/Ditch (FLUCFCS Code 514)

This open water area occupies 2.00± acres or 0.6 percent of the property. Ground cover vegetation includes cattail (*Typha* sp.) and torpedo grass.

Shallow Pond (FLUCFCS Code 525)

This open water area occupies 0.28± acre or 0.1 percent of the property. The canopy is open. The sub-canopy is open with scattered cattail. Ground cover includes water pennywort (*Hydrocotyle umbellata*) and torpedograss.

Cypress, Disturbed (0-24% Exotics) (FLUCFCS Code 6219 E1)

This community type occupies 8.80± acres or 2.5 percent of the property. The canopy contains cypress, cabbage palm, and melaleuca. The sub-canopy contains cypress, cabbage palm, Carolina willow (*Salix caoliniana*), Brazilian pepper, and wax myrtle. The ground cover contains swamp fern, maidencane (*Panicum hemitomon*), musky mint (*Hyptis alata*), smartweed (*Polygonum argyrocoleon*), sawgrass (*Cladium jamaicense*), rosy camphorweed, yellow-eyed grass, bladderwort (*Utricularia* sp.), water-lily (*Nymphaea* sp.), climbing hempvine, and greenbriar.

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)

This community type occupies 6.49± acres or 1.8 percent of the property. The vegetation associations are similar to FLUCFCS Code 6219 E1, except with 25 to 49 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3)

This community type occupies 2.06± acres or 0.6 percent of the property. The vegetation associations are similar to FLUCFCS Code 6219 E2, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Cypress, Disturbed (76-100% Exotics) (FLUCFCS Code 6219 E4)

This community type occupies 7.92± acres or 2.2 percent of the property. The vegetation associations are similar to FLUCFCS Code 6219 E3, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 6249 E2)

This community type occupies 4.02± acres or 1.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 6249 E1, except with 25 to 49 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Cypress/Pine/Cabbage Palm, Disturbed (50-75% Exotics) (FLUCFCS Code 6249 E3)

This community type occupies 18.57± acres or 5.2 percent of the property. The vegetation associations are similar to FLUCFCS Code 6249 E2, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Pine, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 6259 E1)

This community type occupies 8.38± acres or 2.4 percent of the property. The canopy contains slash pine and melaleuca. The sub-canopy contains slash pine, melaleuca, cabbage palm, Brazilian pepper, and wax myrtle. The ground cover contains gulfdune paspalum, sawgrass, sand cordgrass, and marsh pennywort.

Pine, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 6259 E2)

This community type occupies 1.45± acres or 0.4 percent of the property. The vegetation associations are similar to FLUCFCS Code 6259 E1, except with 25 to 49 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)

This community type occupies 2.09± acres or 0.6 percent of the property. The vegetation associations are similar to FLUCFCS Code 6259 E2, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

Wetland Shrub, Disturbed (25-49% Exotics) (FLUCFCS Code 6319 E2)

This community type occupies 22.93± acres or 6.4 percent of the property. The canopy is open and contains dead melaleuca trees. The sub-canopy contains cypress, saltbush, wax myrtle, Brazilian pepper, and scattered willow. The ground cover contains swamp fern, Brazilian pepper, saltbush, sawgrass, and climbing hempvine.

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)

This community type occupies 1.29± acres or 0.4 percent of the property. The canopy is open with scattered Carolina willow. The sub-canopy is open. The ground cover contains maidencane, pickerelweed (*Pontedaria cordata*), duck potato (*Saggitaria lanceifolia*), bladderwort, and water-lily.

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)

This community type occupies 0.32± acre or 0.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 6419 E1, except with 76 to 100 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Disturbed Land (FLUCFCS Code 740)

This area occupies 0.18± acre or 0.1 percent of the property. The canopy and sub-canopy are open. The ground cover contains bahiagrass, smutgrass (*Sporobolus indicus*), broomsedge bluestem, frog fruit (*Phyla nodiflora*), caesarweed, and Brazilian pepper.

Spoil Areas (FLUCFCS Code 743)

This area occupies 0.68± acre or 0.2 percent of the property. It consists of spoil material that was deposited from excavation activities.

Berm (FLUCFCS Code 747)

This area occupies 4.45± acres or 1.2 percent of the property.

EXHIBIT E

SOILS MAP



LEGEND



FIDDELISTICKS BLVD. PARCEL

Soil Unit	Description
6	HALLANDALE FINE SAND
7	MATLACHA-URBAN LAND COMPLEX
12	FELDA FINE SAND
13	BOCA FINE SAND
14	VALKARIA FINE SAND
26	PINEDA FINE SAND
27	POMPANO FINE SAND, DEPRESSIONAL
28	IMMOKALEE SAND
39	ISLES FINE SAND, DEPRESSIONAL
49	FELDA FINE SAND, DEPRESSIONAL
73	PINEDA FINE SAND, DEPRESSIONAL

0 500 1,000 1,500
Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2010.

PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER METRON SURVEYING AND MAPPING, LLC DRAWING NO. 948&ENG.DWG DATED ON DECEMBER 11, 2007.

ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

EXHIBIT E. SOILS MAP FIDDELISTICKS BLVD. PARCEL

DRAWN BY	DATE
F.L.	9/15/11
REVIEWED BY	DATE
J.H.	9/15/11
REVISED	DATE



PASSARELLA
& ASSOCIATES INC

EXHIBIT F

SOILS SUMMARY TABLE AND DESCRIPTIONS

FIDDLESTICKS BLVD. PARCEL SOILS SUMMARY TABLE AND DESCRIPTIONS

Soils Listed by the NRCS on the Project

Soil Unit	Description
6	Hallandale Fine Sand
7	Matlacha-Urban Land Complex
12	Felda Fine Sand
13	Boca Fine Sand
14	Valkaria Fine Sand
26	Pineda Fine Sand
27	Pompano Fine Sand, Depressional
28	Immokalee Sand
39	Isles Fine Sand, Depressional
49	Felda Fine Sand, Depressional
73	Pineda Fine Sand, Depressional

6 – Hallandale Fine Sand

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about two inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. At a depth of 12 inches is fractured limestone bedrock that has solution holes extending to a depth of 25 inches. These solution holes contain mildly alkaline, loamy material. In most years, under natural conditions, the water table is less than 10 inches below the surface for 1 to 3 months. It recedes below the limestone for about 7 months.

7 – Matlacha-Urban Land Complex

This complex consists of nearly level Matlacha gravelly fine sand and areas of Urban land. The areas of the Matlacha soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. The mapped areas range from about 20 to 640 acres. Typically, the surface layer of the Matlacha soil is about 40 inches of light gray, gray, very pale brown, grayish brown, very dark grayish brown, and dark gray mixed gravelly fine sand and sandy material. The surface layer contains lenses of loamy sand and coated sandy fragments of a former subsoil and is about 25 percent coarse fragments of limestone and shell. Below the surface layer, to a depth of 80 inches or more, there is undisturbed fine sand. The upper 6 inches is dark gray and the rest is light gray with dark grayish brown stains and streaks along old root channels.

12 – Felda Fine Sand

This is a nearly level, poorly drained soil on broad, nearly level sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is dark gray fine sand about 8 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. In most years, under natural

conditions, this soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

13 – Boca Fine Sand

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

14 – Valkaria Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent. Typically, the surface layer is about 2 inches of dark grayish brown fine sand. The subsurface layer is 5 inches of very pale brown fine sand. The subsoil is loose fine sand to a depth of 80 inches or more. The upper 9 inches is yellow, the next 4 inches is brownish yellow, the next 6 inches is yellowish brown, and the lowermost 54 inches is pale yellow, yellow, brown, and very pale brown. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at depth of 10 to 40 inches for about 6 months and recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

26 – Pineda Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

27 – Pompano Fine Sand, Depressional

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches is light brownish gray with few, fine, faint yellowish brown mottles. The lower 45 inches is light gray. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months and stands

above the surface for about 3 months. It is 10 to 40 inches below the surface for more than 5 months.

28 – Immokalee Sand

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

39 – Isles Fine Sand, Depressional

This is a nearly level, very poorly drained soil in depressions. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is very dark gray fine sand about 5 inches thick. The subsurface layer is about 5 inches of light gray fine sand. Next is 11 inches of very pale brown fine sand with yellowish brown mottles. The subsoil is 26 inches of gray fine sandy loam with brownish yellow mottles and pockets of light brownish gray loamy sand. Limestone bedrock is at a depth of 47 inches. In most years, under natural conditions, the water table is above the surface for 3 to 6 months. It is within a depth of 10 to 40 inches for 2 to 4 months. The water table recedes to depth of more than 40 inches during extended dry periods.

49 – Felda Fine Sand, Depressional

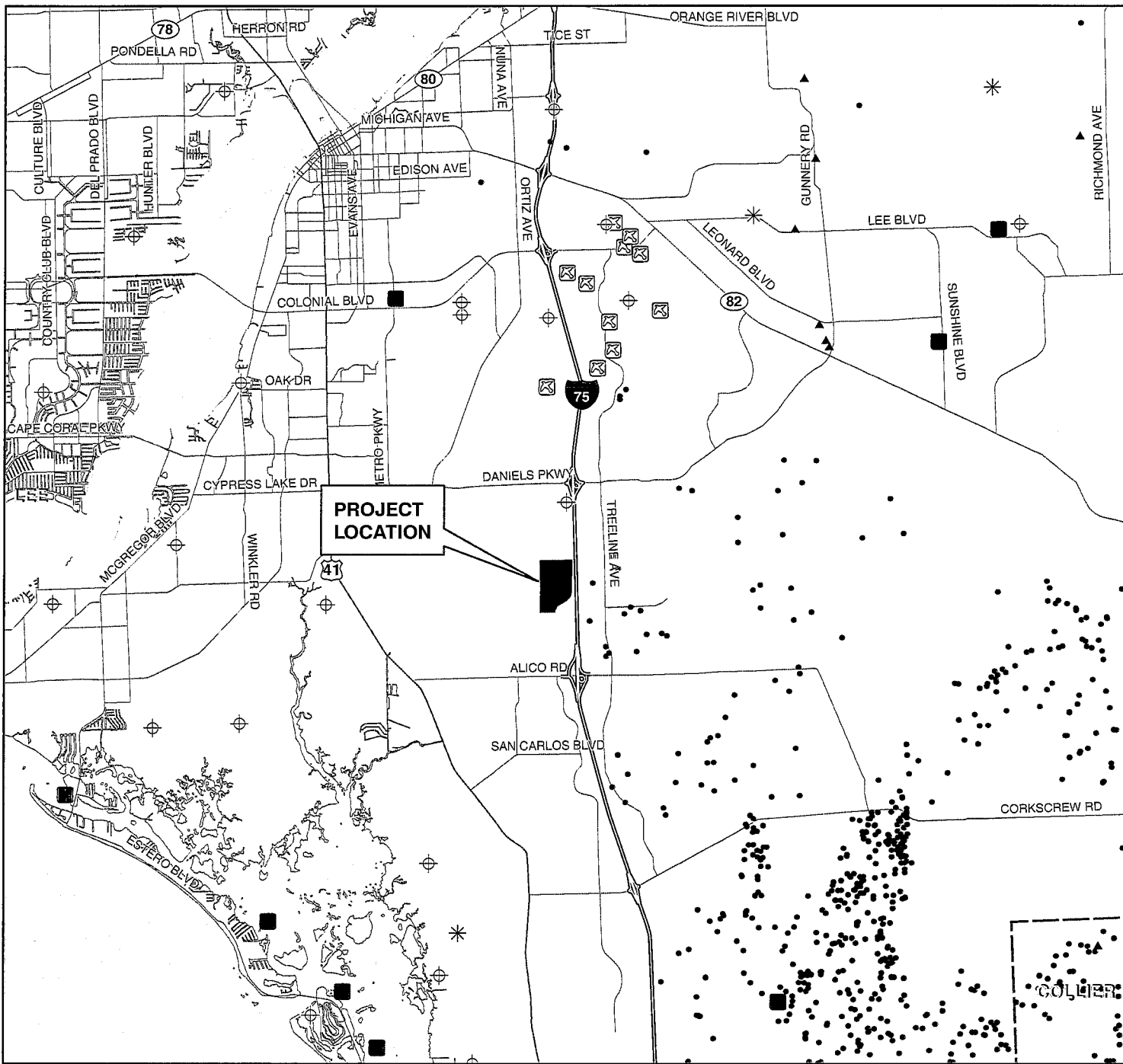
This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches is light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

73 – Pineda Fine Sand, Depressional

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is dark gray fine sand about 3 inches thick. The subsurface layer is fine sand to a depth of 31 inches. The upper 9 inches is light gray, the next 7 inches is very pale brown with yellowish brown mottles, and the lower 12 inches is brownish yellow with many iron-coated sand grains. The subsoil is fine sandy loam to a depth of 55 inches. The upper 8 inches is gray with very pale brown sandy intrusions and yellowish brown mottles. The lower 16 inches is gray. Below that and extending to a depth of 80 inches is light gray loamy sand. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

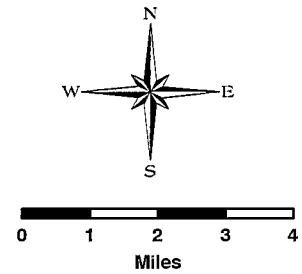
EXHIBIT G

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- FIDDLESTICKS BLVD. PARCEL
- ⊕ BALD EAGLE NEST
- FLORIDA PANTHER TELEMETRY
- ▲ FWCC BLACK BEAR LOCATIONS
- ⊠ FWCC RCW LOCATIONS
- FWCC WADING BIRD LOCATIONS
- * SCRUB JAY LOCATIONS



NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AUGUST 2011.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC AUGUST 2011 AND IS CURRENT TO 2007.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC AUGUST 2011 AND IS CURRENT TO JUNE 2011.

RED COCKADED WOODPECKER LOCATIONS WERE ACQUIRED PER THE FWCC AUGUST 2011.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS FTP SITE SEPTEMBER 2006.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC AND ARE CURRENT TO 1999.

**EXHIBIT G. DOCUMENTED OCCURRENCES OF LISTED SPECIES
FIDDLESTICKS BLVD. PARCEL**

DRAWN BY	DATE
F.L.	9/15/11
REVIEWED BY	DATE
J.H.	9/15/11
REVISED	DATE

PASSARELLA & ASSOCIATES

EXHIBIT H

**AERIAL WITH FLUCFCS, SURVEY TRANSECTS,
AND APROXIMATE SPECIES LOCATIONS**



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2010.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY BOUNDARY PER METRON SURVEYING AND MAPPING, LLC DRAWING NO. 9484ENG.DWG DATED ON DECEMBER 11, 2007.

FLUCFCS		% OF	
CODE	DESCRIPTION	ACREAGE	TOTAL
211	IMPROVED PASTURE	223.45 Ac.±	62.7%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	11.00 Ac.±	3.1%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	0.08 Ac.±	0.0%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	1.47 Ac.±	0.4%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	1.37 Ac.±	0.4%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.86 Ac.±	0.8%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.40 Ac.±	0.1%
422	BRAZILIAN PEPPER	0.09 Ac.±	0.0%
424	MELALEUCA	0.33 Ac.±	0.1%
4241	MELALEUCA, HYDRIC	19.28 Ac.±	5.4%
514	DRAINAGE CANAL/DITCH	2.00 Ac.±	0.6%
525	SHALLOW POND	0.28 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	8.80 Ac.±	2.5%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	6.49 Ac.±	1.8%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	2.06 Ac.±	0.6%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	7.92 Ac.±	2.2%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	4.02 Ac.±	1.1%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	22.48 Ac.±	6.3%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	8.38 Ac.±	2.4%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	1.45 Ac.±	0.4%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	2.09 Ac.±	0.6%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	22.93 Ac.±	6.4%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.29 Ac.±	0.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.32 Ac.±	0.1%
740	DISTURBED LAND	0.18 Ac.±	0.1%
743	SPOIL AREAS	0.68 Ac.±	0.2%
747	BERM	4.45 Ac.±	1.2%
TOTAL		356.15 Ac.±	100.0%

DRAWN BY	DATE
D.B.	9/22/11
REVIEWED BY	DATE
J.H.	9/22/11
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069



FIDDLESTICKS BLVD. PARCEL
AERIAL WITH FLUCFCS, SURVEY TRANSECTS,
AND APPROXIMATE SPECIES LOCATIONS

DRAWING No.	05JFF1341
	05JSM1342
SHEET No.	
EXHIBIT H	

J:\2005\05JFF1341\2011\LEE COUNTY COMPREHENSIVE PLAN AMENDMENT\EXHIBITS B, C, AND H AERIAL FLUCFCS AND SPECIES 9-22-11.DWG TAB: EXHIBIT H - SPECIES SEP 28, 2011 - 2:47PM PLOTTED BY: HOLDEKH



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

August 24, 2011



Ms. Alexis V. Crespo
Waldrop Engineering, P.A.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135
Office: 239.405.7777
Cell: 239.850.8525
Email: AlexisC@waldropengineering.com

In response to your inquiry of August 23, 2011, the Florida Master Site File lists no previously recorded cultural resources in the following section of Lee County:

T45S R25E Section 34

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink that reads "Lindsey Morrison".

Lindsey Morrison
Archaeological Data Analyst
Florida Master Site File
Lindsey.Morrison@dos.myflorida.com

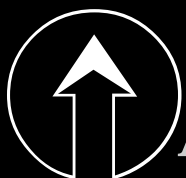
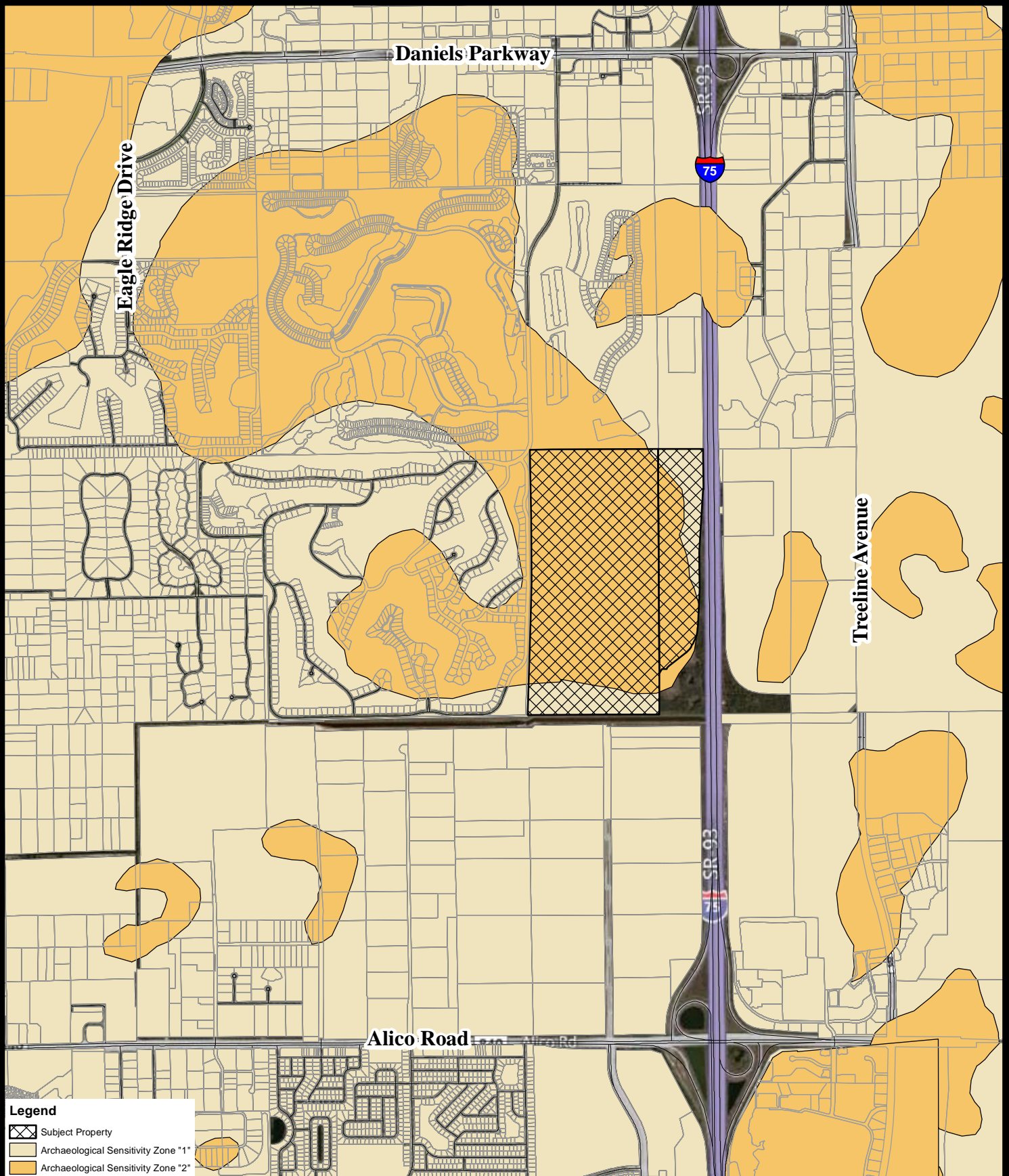


EXHIBIT IV.D.2 ARCHAEOLOGICAL SENSITIVITY MAP



IV.E.4 – Lee Plan Consistency & Amendment Justification Narrative

The Applicant is requesting approval of a Future Land Use Map (FLUM) Amendment to remove the 394+/-acre property from the Rural and Wetlands FLU Categories and re-designate the property as Outlying Suburban and Wetlands. The Outlying Suburban designation currently terminates at the northern property line and encompasses the Olde Hickory and Legends Golf and Country Clubs to the north and northwest, respectively. Approval of this request will allow for the logical extension of the existing development pattern in this urbanized portion of the County, and will permit clustered, infill development to accommodate future population growth in an area serviced by existing public infrastructure.

Per Table 1(b) "Planning Community Year 2030 Allocations", there are 1,700 acres of Outlying Suburban Future Land Use available for residential development within the Daniels Planning Community. Therefore, the proposed 394-acre FLUM amendment is in compliance with the 2030 residential allocation for this area.

As indicated in the Infrastructure Analysis, attached as Exhibit IV.B.2, the projected population of the FLUM amendment is 2,805 persons (1,122 du @ 2.5 persons/unit). Additionally, the amendment includes 20,000 s.f. of commercial uses to provide future residents with local goods and services.

The following is an analysis of how the proposed Amendment is consistent with the goals, policies and objectives of the Lee Plan, State Comprehensive Plan (SCP), and the Strategic Regional Policy Plan (SRPP).

I. Lee Plan Consistency

Policy 1.1.6: *The Outlying Suburban areas are characterized by their peripheral location in relation to established urban areas. In general, these areas are rural in nature or contain existing low-density development. Some, but not all, of the requisite infrastructure needed for higher density development is generally planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas. As in the Suburban areas, higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.*

In compliance with this policy, the subject property is located in a developed area of the County with available public infrastructure to support future growth. This portion of the county consists of established residential communities, industrial development, and is in close proximity to I-75 and the Southwest Florida International Airport. Therefore, the Property and its surrounds are no longer characterized as rural, and the Property is consistent with the description of an Outlying Suburban area.

Table 1.1 below further defines the surrounding Future Land Use designations, zoning districts and land uses.

Table 1.1: Inventory of Surrounding Lands

DIRECTION	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
North	Outlying Suburban	Residential Planned Development (RPD)	Multi-Family Residential/Golf Course (Olde Hickory Golf & Country Club)
South	Industrial Development	Industrial Planned Development (IPD)	Industrial/Vacant
East	Tradeport	Agriculture (AG-2)	I-75/Vacant
West	Rural	Planned Unit Development (PUD)	Single-Family Residential/Golf Course (Fiddlesticks Golf & Country Club)

Objective 2.2: *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.*

The proposed amendment will allow for the development of a vacant property entirely surrounded by suburban and urban levels of development, with available public infrastructure in place. Additionally, development will be clustered within the uplands of the Property to the furthest extent possible, thereby creating a compact development pattern that is contiguous to similar, established communities.

OBJECTIVE 2.7: *Historic resources will be identified and protected pursuant to the Historic Preservation element and the county's Historic Preservation Ordinance.*

In compliance with this policy, the Applicant has secured a letter from the Florida Master Site File indicating that no recorded historical or archaeological resources exist on the property.

POLICY 2.12.1: *The County encourages and promotes clustered, mixed use development within certain Future Urban Area land use categories to spur cluster development and smart growth within those areas of Lee County where sufficient infrastructure exists to support development, as well as continue to improve the economic well-being of the County; provide for diversified land development; and provide for cohesive, viable, well-integrated, and pedestrian and transit oriented projects. This is intended to encourage development to be consistent with Smart Growth principles.*

As outlined in this application, the Applicant is seeking approval of this FLUM amendment to allow for the development of a residential community with a neighborhood commercial component. The diversified development program will allow for lower vehicle miles travelled (VMT) through the provision of local goods and services in close proximity to residential units.

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or,*

where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The proposed FLUM amendment will support and protect the existing development pattern along Fiddlesticks Blvd. in direct compliance with this policy. The proposal for a residential community with a neighborhood commercial component will be similar in both character and density to the established, surrounding Planned Developments (Olde Hickory, Fiddlesticks, and The Legends). Furthermore, specific design standards and the mix of uses will be further defined through the Planned Development rezoning process to ensure the protection of surrounding communities.

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

The proposed neighborhood commercial component permitted per the Outlying Suburban Future Land Use Designation is tentatively planned for the southeastern corner of the property. These non-residential uses will be strategically located near the I-75 and Three Oaks Extension frontage to buffer proposed residential uses. Additionally, locating the commercial component away from the established residential communities in the immediate area will further ensure compatibility with the existing development pattern.

OBJECTIVE 114.1: *The natural functions of wetlands and wetland systems will be protected and conserved through the enforcement of the county's wetland protection regulations and the goals, objectives, and policies in this plan. "Wetlands" include all of those lands, whether shown on the Future Land Use Map or not, that are identified as wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211.*

The Applicant and consultant team are in the process of determining the extent and quality of existing wetlands on the Property. Future submittals will provide additional environmental data in compliance with this policy. Furthermore, it is understood that all future development activities and approvals will comply with the goals, objectives and policies governing wetlands, including the residential densities outlined in Table 1(a) of the Lee Plan.

POLICY 115.1.2: *New development and additions to existing development must not degrade surface and ground water quality.*

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. Therefore, the proposed amendment will be in compliance with this policy.

II. Adjacent Local Governments

The subject property is located entirely within Lee County and does not abut any other jurisdictions. Therefore, the proposed amendment will not affect other local governments.

III. State Comprehensive Plan

The following area goals and policies from the State Comprehensive Plan that are generally applicable to the Fiddlesticks Blvd. Parcel.

Water Resources. *Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

In compliance with this goal, this application will be reviewed by Lee County to ensure the availability of potable water for future residents, as well as the protection of surface water and groundwater in terms of both quality and quantity.

Natural Systems & Recreational Lands. *Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

Through the forthcoming rezoning and environmental resource permitting process the amendment will ensure adequate protection of natural habitats and wetlands located on the property. Furthermore, development will be clustered on uplands to the furthest extent possible to ensure preservation of environmentally sensitive areas.

Land Use. *In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

As indicated above, the proposed amendment will allow for the development of a vacant property entirely surrounded by suburban and urban levels of development with available public infrastructure in place. Therefore, approval of this request will direct new development to an infill location as encouraged by this goal.

Transportation. *Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation*

The project will provide for a bicycle and pedestrian network internal to the site, as well as a neighborhood commercial component to reduced dependence on automobile travel and reduce overall energy demands. Additionally, the Applicant has indicated their cooperation in the extension of Three Oaks Parkway along the eastern portion of the property, which will further improve the county's transportation system.

IV. Regional Policy Plan Consistency

The following are goals within the Strategic Regional Policy Plan (SRPP) that are generally applicable to the Property.

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

The proposed amendment will allow for the development of a mixed-use community with a range of housing types and neighborhood commercial uses within walking distance of residential development areas. While it is anticipated that the neighborhood center will be geared towards daily goods and services rather than office uses, it will inevitably provide some employment opportunities for residents within the community and/or nearby areas.

Natural Resources Element

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

The proposed amendment, and forthcoming rezoning and environmental resource permitting processes will ensure protection of the site's natural resources. Additionally, the Applicant is actively managing the property for agricultural uses and has undertaken best practice land management, including the removal of exotic vegetation.

Regional Transportation

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

As outlined above, the Applicant is seeking approval of this FLUM amendment to allow for the development of a residential community with a neighborhood commercial component. The diversified development program will allow for lower vehicle miles travelled (VMT) through the provision of local goods and services in close proximity to residential units. Additionally, pedestrian and bicycle infrastructure within the site will serve as an amenity for future residents.

V. Sprawl Analysis

The proposed amendment does not constitute urban sprawl, as the property is bound on all sides by existing and approved development, and is in proximity to available public infrastructure.

The property abuts I-75 to the east, a six-lane state freeway, as defined by Administrative Code 11-1, Exhibit 1. Further east of the interstate is the Southwest Florida International Airport. The Property's proximity to these major transportation nodes clearly indicates that the current Rural FLU designation is no longer applicable or appropriate.

Additionally, the property is bound by existing, established residential developments to the north, northwest and west; as well as a mix of industrial uses to the south. Therefore, the proposed amendment will allow for

true infill development, and does not constitute a “leap frog” development pattern where new development occurs in rural, largely undeveloped areas of a jurisdiction unserved by public infrastructure.

In addition to the infill nature of the proposed amendment, there are existing public utilities and roadways available to service the proposed amendment. Specifically, the Property has direct access to Fiddlesticks Blvd., a 2-lane county-maintained collector roadway. The Property will also be intersected by the future Three Oaks Parkway Extension, a planned 4-lane divided arterial roadway.

Capacity is available in nearby water and wastewater treatment plants, as evidenced in the attached Infrastructure Analysis. Existing utility lines will need to be extended from adjacent properties to service future development on the Property. It is understood that these extensions and any associated upgrades to the lines will be required by the Applicant.

Therefore, based on the available public utilities, major existing and planned roadways adjacent to and/or bisecting the Property, as well as the surrounding development pattern, this amendment does not constitute urban sprawl.